

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

England & Wales · Charity number 1134836

Details

Other names CHRIST CHURCH ROXETH PCC

Status Registered

Legal form Previously excepted

Registered 2010-03-11

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

Contact

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Roxeth Hill
Harrow
Middlesex
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Website www.ccrharrow.org

Activities

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

Activities: RELIGIOUS ACTIVITIES

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** UNDEFINED. IN PRACTICE, LOCAL.
- Harrow

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£261,380	£281,339	-	-
2023-12-31	£352,156	£332,094	-	-
2022-12-31	£294,854	£322,560	-	-
2021-12-31	£254,977	£286,286	-	-
2020-12-31	£332,413	£299,145	-	-

Trustees

Name	Role	Appointed
Alan Smith		2022-05-08
Andrew David Chaytor		2025-05-11
Anne-Marie Elisabeth Dennis		2024-04-28
Arthur George Akhurst		2025-05-11
Ashok Kumar Thadi		2025-05-11
CLIVE RICHARD SCOWEN		
Carol Ann Sormaz		2024-04-28
Elaine Weaver		2018-04-23
Helen Ellis		2023-04-30
Jean-Leandre Guede		2024-04-28
Jennifer Parker		2023-04-30
Kailean Khongsai		2024-06-29
Marianne Isherwood		2023-04-30
PAUL GABRIEL		2024-05-26
PENNY CARBALLO SMITH		2023-04-30
Susan Mary Arnold		2025-05-11

Accounts

THE PAROCHIAL CHURCH COUNCIL OF THE
ECCLESIASTICAL PARISH OF
CHRIST CHURCH ROXETH (HARROW)

ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED
31 DECEMBER 2024

REGISTERED CHARITY NUMBER: 1134836

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THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF
CHRIST CHURCH ROXETH (HARROW)

ANNUAL REPORT AND ACCOUNTS
FOR THE YEAR ENDED
31 DECEMBER 2024

Administrative information

Christ Church Roxeth is situated in the London Borough of Harrow. The correspondence address is Christ Church Roxeth, Roxeth Hill, Harrow, Middlesex, HA2 0JN. The Parochial Church Council (PCC) is, by Section 3 of the Parochial Church Councils (Powers) Measure 1956, a body corporate with perpetual succession and a charity previously excepted from registration with the Charity Commission. Since the implementation of the Charities Act 2006, it has been a requirement of a PCC with the financial income of Christ Church to register as a charity with the Charity Commission. This was undertaken in September 2009, and the date for the PCC registration was confirmed as 11 March 2010 (Charity No. 1134836).

The Annual Report and Accounts are independently examined by David Green of Gowers Ltd who can be contacted at The Old School House, Bridge Road, Hunton Bridge, Kings Langley, Herts, WD4 8SZ. The PCC banks at HSBC Bank, 31 Holborn Circus, London, EC1N 2HR.

PCC members who served between 1 January 2023 and the date this report was signed are:

	<i>Member</i>	<i>Dates (where part only)</i>	<i>Role</i>
<i>Clergy:</i>	The Revd Simon Durrant		Vicar & Chair
	The Revd Marj Mott	(until 2 nd March 2024)	Associate Vicar
	The Revd Elaine Weaver		Associate Vicar
	The Revd Kailean Khongsai	(from 29 June 2024)	Assistant Curate
<i>Churchwardens:</i>	Sue Arnold		Vice-Chair
	Paul Gabriel	(until 28 April 2024)	
	Oliver Sormaz	(from 26 th May 2024)	
<i>General Synod:</i>	Clive Scowen		Licensed Lay Minister
	Alan Smith		
<i>Diocesan Synod:</i>	Carol Sormaz	(from 11 July 2024)	
<i>Deanery Synod:</i>	Jenny Parker		
	Penny Carballo-Smith		
	Joy Chiutare-Rotinwa		
<i>Elected:</i>	David Arnold	(until 28 th April 2024)	Secretary
	Nicola Bielicki		
	Rachel Calvey		
	Penny Carballo-Smith		(also on Deanery Synod)
	Bola George		
	Jean-Leandre Guede		
	Marianne Isherwood		
	Jenny Parker		(also on Deanery Synod)
	Ashok Thadi		Treasurer
	Arthur Akhurst		
	Annette Glaw		
	Helen Ellis		

	Anne-Marie Dennis	(from 28 th April 2024)	
	Sue White	(from 28 April 2024)	
	Paul Gabriel	(from 26 May 2024)	
Appointed	Barbara Kuekes-Patel	(from 28 th April 2024)	PCC Secretary

STRUCTURE, GOVERNANCE AND MANAGEMENT

The method of appointment of PCC members is set out in the Church Representation Rules. All baptised lay habitual worshippers over the age of 16 are encouraged to register on the Electoral Roll compiled by the Electoral Roll Officer. Members of the Electoral Roll are entitled to vote in the election of members to the Deanery Synod and the PCC, and to stand for election after six months of membership.

The Annual Meeting of Parishioners (AMP) and Annual Parochial Church Meeting (APCM) were held on Sunday 28 April 2024 in person. The AMP elected one churchwarden and the APCM elected three parochial representatives of the laity to the PCC. A further churchwarden and one additional PCC member were elected at a Special Meeting of Parishioners on 28 May. At 31 December 2024, there were 198 members on the Electoral Roll (compared with 192 in December 2023).

Matters of policy and substance are discussed at PCC meetings. Financial liaison with the Treasurer and day-to-day spending decisions are undertaken by the Churchwardens and budget holders within parameters agreed at the Standing Committee.

Assistant Churchwardens were appointed by the PCC to assist the Churchwardens in fulfilling their statutory responsibilities during church services. Those that served during the year were David Arnold, Denis Barker, Paul Gabriel, Clive Scowen, Mark Slatter, Alan Smith and Oliver Sormaz.

The PCC employs various staff members to support the church's ministry and mission. Salaried posts are usually advertised internally and externally, where relevant, before interviews are held. Salaries are set at rates appropriate to the job description and experience of the candidate. Salaries are reviewed annually, or where there are significant changes to a role, in line with the PCC's Staff Remuneration Policy. See Note 4 to the Annual Accounts for further information.

Christ Church Roxeth is a parish of the Church of England belonging to the Deanery of Harrow, within the Archdeaconry of Northolt and the Willesden Episcopal Area of the Diocese of London. The PCC maintains a close relationship with the wider diocese, providing active representation at Diocesan Synod and Deanery Synod and having lay members serving on the General Synod, as well as working in partnership with local churches

During the year, the following sub-committees reported to the PCC:

- Standing Committee - This is the only committee required by law. It has the power to transact the business of the PCC between its meetings, subject to any directions given by the Council. The committee at 31st December 2024 consisted of the following PCC members: the Vicar, The Associate Vicar the two Churchwardens, the Treasurer, the PCC Secretary and the Licensed Lay Minister.
- Safeguarding Team - This team serves to promote a safer environment in church and for church activities, especially for children, young people and vulnerable adults. It makes Safeguarding a priority for all those who attend Christ Church. It promotes safer recruitment, risk assessment for all activities concerning children, young people and vulnerable adults and reviews our Safeguarding Policy annually. The members of this team are Elaine weaver (Chair), Bola George (Parish Safeguarding Officer), Marianne Isherwood (Children's Champion), Christine Akot, Rachel Calvey, Joy Chiutare- Rotinwa, Simon Durrant, and Helen Ellis.
- Finance Team - This committee oversees, monitors and makes recommendations on finance related matters to the PCC. The PCC still retains full accountability for all finance related decision-making. Its members at 31 December 2024 were Arthur Akhurst (Co-Chair), Sue Arnold, Paul Gabriel (Co-Chair), Jean-Leandre Guede, Clive Scowen, Sue White, Ashok Thadi (PCC Treasurer).

- Premises Team - This committee oversees all property related matters on behalf of the PCC. Its members at 31 December 2024 were Arthur Akhurst, David Arnold, Sue Arnold (Chair), Nicola Bielicki, Bola George, Mark Slatter, Oliver Sormaz and Jonathan White.
- The Mission Focus Team, which oversees our relationships with our mission partners and financial and prayer support for them, and also local mission initiatives in the parish and in Harrow. On 31 December 2024 the members were Sue Arnold (Churchwarden), Penny Carballo-Smith, Anne-Marie Dennis, Simon Durrant (Vicar), Annette Glaw, Ron Jeeves, Kate Penman, Clive Scowen (Chair), Carol Sormaz, Elaine Weaver (Associate Vicar),

Leadership Team - The Leadership Team consists of the Vicar, The Associate Vicar, the Curate, the church's paid ministerial and administrative staff, the Churchwardens, the Licensed Lay Minister and several volunteer leaders, each of whom is responsible for a specific aspect of church life. The Leadership Team gathers regularly and works with PCC representatives and other church members to consider key aspects of church life:

Sunday Ministry - Shaping our Sunday services to enable all generations to encounter God in scripture, worship and prayer.

Discipleship - Building a clear pathway from welcome to committed discipleship to enable every person to discover and grow in faith.

Mission - Developing an integrated vision for global, local and frontline mission; overseeing the distribution of funds to various mission partners, organisations and individuals.

Youth & Children - Growing holistic ministry to children and young people.

OBJECTIVES AND ACTIVITIES

Christ Church Roxeth's PCC has the responsibility of co-operating with the Vicar in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has maintenance responsibilities for the Church and its related buildings, is the managing trustee of property vested for its benefit in the London Diocesan Fund and is responsible for managing the church's finances.

ACHIEVEMENTS, PERFORMANCE AND PLANS FOR THE FUTURE

The PCC met formally on 10 occasions during the year in person but occasionally had members join via Zoom. Formal sub-committees met between meetings and notes of their deliberations were received by the full PCC and discussed where necessary. Key outcomes from the Leadership Team and its various thematic areas of focus were reported to each PCC meeting through a Vicar's Report. A major concern which the PCC has had to address in the course of the year has been a growing gap between its income and expenditure, leading to decisions to suspend recruitment of a new worship team leader and premises manager, to reduce contributions in 2023 to the Diocesan Common Fund, and to issue requests to church members to increase their capital and revenue giving which were only partly successful. A full account of the activities of the Parish will be made available to the APCM. This will include detail of plans for the future, particularly in relation to the continuing development of our mission through the *found* Charity Shop and involvement in the OneChurch Harrow church planting initiative (in partnership with St Peter's, West Harrow and St Paul's, South Harrow).

PUBLIC BENEFIT

The PCC members have a statutory duty under the Charities Act 2011 to have regard to the guidance issued from time to time by the Charity Commission. PCC members have read the Charity Commission guidance, Charities and Public Benefit, and the supplementary guidance in The Advancement of Religion for the Public Benefit and have had regard to

it in making relevant decisions. The PCC believes that this report taken as a whole provides evidence of the public benefit of the PCC's work in 2024. The PCC helps to promote the whole mission of the Church, including its pastoral, evangelistic, social and ecumenical duties, and that in so doing it provides a benefit to the public by:

- Providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its adherents and for anyone who wishes to benefit from what the Church offers.
- Promoting Christian values, and services by members of the Church in and to their communities, to the benefit of individuals and society as a whole.
- Disbursing a number of grants to individuals and organisations, in line with an agreed policy. These include the provision of support for core Mission Partners and making donations to support the wider church, relief of poverty and injustice, and outreach ministry in schools. Details are contained in Note 3 of the Annual Accounts.

FINANCIAL REVIEW

Overall, during 2024, the PCC had an income of £261,380 and an expenditure of £281,339. The majority of the income has come in the form of voluntary donations from members, property income and through Gift Aid.

The PCC currently has £187,158 designated into the "Grange Farm Community Mission Fund", the remainder of the proceeds from the sale of the Grange Farm Community Centre to the London Borough of Harrow as part of the redevelopment of the surrounding estate. These funds are set aside pending the identification of an appropriate use to enable community outreach to the estate and surrounding area.

A substantial amount of voluntary help was received during the year which is not reflected as a cost in the accounts. Without this unpaid assistance, the work undertaken in the parish would be severely reduced.

RISK MANAGEMENT

Members of the PCC received an initial induction at the start of the PCC year, which covered the key responsibilities of a charity trustee. The PCC continues to monitor the major risks which impact on the work of the Church. A set of financial procedures for monitoring and controlling monetary transactions have been in place for some time, with the most recent review occurring in January 2024. It is considered that these procedures contain the required elements of establishing a record of the sums received at the earliest opportunity, segregation of duties and evidencing the control over this area of activity.

A Safeguarding Policy agreed by the Diocese is approved by the PCC annually to cover both children and vulnerable adults and remains under regular review. The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, in relation to having due regard to House of Bishops' guidance on safeguarding children and vulnerable adults. The Safeguarding Officer (Bola George) is supported by a safeguarding team who oversee the implementation of agreed procedures for children and vulnerable adults, and provide regular reports to the PCC. PCC members are also expected to undertake training on safeguarding procedures on a rolling three-year programme.

The PCC review existing controls to deal with all areas of risk on an ongoing basis, and a full review of key policies and risk assessments is ongoing. It is the intention that policies will be introduced to cover other risks as they are identified. The consecrated and beneficed buildings and contents of the Church are adequately insured, where possible, with the Ecclesiastical Insurance Group.

RESERVES AND INVESTMENT POLICY

The PCC seeks to plan and budget expediently in order to enable the General Fund to break even on an ongoing basis. The PCC also has funds designated in the Grange Farm Community Mission Fund and resolved on 05/02/18 to place the majority of these funds on deposit with M&G and Hampshire Savings Trust, pending the identification of an appropriate use for the funds to enable community outreach to the new estate and surrounding area. As mentioned in the Financial Review section above, current value of the fund is-

APPOINTMENT OF AN INDEPENDENT EXAMINER

The changes brought in through the Charities Act 2006 lifted the net incoming resources threshold, below which entities are no longer legally required to have a statutory audit, to £1,000,000. It is not expected that the PCC's income will breach this threshold in the immediate future, and accordingly the APCM endorsed the appointment of a professionally qualified Independent Examiner to review annually the books and accounts of the PCC, as required for entities with income in excess of £250,000-

David Green was appointed as Independent Examiner on 28 April 2024 but since that date the Examiner has advised his intention not to seek appointment for the 2025 financial statements and in the event of a replacement Examiner not being identified before the APCM, that it is intended that the PCC should make an appropriate appointment.



Rev. Simon Durrant
Chairman of the PCC

Date

8 May 2025

INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF
THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF
CHRIST CHURCH ROXETH (HARROW)

I report on the accounts of the Parochial Church Council of the Ecclesiastical Parish of Christ Church Roxeth (Harrow) for the year ended 31 December 2024, which are set out on pages 7 to 18.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The PCC's gross income exceeded £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 Commission under section 145 (5) (b) of the 2011 Act; and
- To state whether particular matters have come to my attention.

Basis of this report

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

Independent examiner's statement

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

- (1) which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the requirements of the Act and the Regulations have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Name:


Rev. David Green
Gowers Ltd
Chartered Accountants
The Old School House
Bridge Road
Hunton Bridge
Kings Langley
Hertfordshire
WD4 8SZ

for May 2025

Relevant professional body:

Institute of Chartered Accountants in England & Wales

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024

	Unrestricted funds	Designated funds	Restricted funds	Total funds	Prior year total funds
<i>Income and endowments from:</i>					
Voluntary income	186,812	55	12,771	199,638	280,729
Income from charitable activities	9,661	—	—	9,661	9,020
Activities for generating funds	859	—	—	859	487
Investment income	22,594	20,833	—	43,428	54,995
Legacy income	—	—	—	—	—
Other income	7,794	—	—	7,794	6,926
Sale of Property	—	—	—	—	—
Total income	227,720	20,888	12,771	261,380	352,157
<i>Expenditure on:</i>					
Cost of generating funds	865	—	—	865	274
Charitable activities	—	—	—	—	—
Premises Maintenance	—	10,340	—	10,340	70,550
Common Fund	91,300	—	—	91,300	87,775
Missionary and Charitable Giving	27,615	—	—	27,615	24,592
Salaries, NI & Pension	18,932	3,363	64,500	86,796	79,688
Youth & Children's Work	527	1,529	7,499	9,555	16,341
Church running costs	41,118	1,496	—	42,614	45,282
Mortgage Interest	—	—	—	—	—
Community Outreach	3,598	—	—	3,598	216
Governance costs	1,680	—	—	1,680	1,656
Expenses related to investment properties	6,977	—	—	6,977	5,719
Total expenditure	192,611	16,728	71,999	281,339	332,094
Gains / losses on investment assets	—	6,487	—	6,335	2,613
Net income / (expenditure) resources	35,109	10,647	(59,228)	(13,624)	22,676
<i>Transfers</i>					
Gross transfers between funds - in	427	2,333	136,988	139,748	5,944
Gross transfers between funds - out	(139,321)	(427)	—	(139,748)	(5,944)
Net movement in funds	(103,786)	12,553	77,760	(13,624)	22,676
<i>Reconciliation of funds</i>					
Total funds brought forward	130,323	742,340	15,699	888,361	865,686
Total funds carried forward	26,538	754,893	93,458	874,890	888,361

There may be minor discrepancies in the totals if the pence are not being shown

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

BALANCE SHEET AT 31 DECEMBER 2024

	31/12/2024	31/12/2023
Fixed assets		
6430: Property - Southdown	426,000	426,000
6432: Property - Lodge Roxeth Hill	1	1
6435: Property - Shaftesbury Parade	250,000	250,000
Total Fixed assets	676,001	676,001
Current assets		
6501: Bank current account	63,591	83,550
6520: Hampshire Trust Bank	60,606	60,454
6530: M&G Investments	76,661	70,325
Z05: Accounts Receivable	—	—
Total Current assets	200,858	214,329
Liabilities		
6601: Diocese Loan - Kneeler Stone	—	—
6620: Triodos Mortgage	—	—
6699: Agency collections	289	289
Z04: Accounts Payable	1,680	1,680
Total Liabilities	1,969	1,969
Net Asset surplus (deficit)	874,890	888,361
Reserves		
Excess / (deficit) to date	-19,959	—
Z01: Starting balances	874,523	888,361
Z02: Other gains/(losses)	20,325	—
Total Reserves	874,890	888,361

Represented by Funds		
Unrestricted	26,538	130,323
Designated	754,893	742,340
Restricted	93,458	15,698
Endowment	—	—
Total	874,890	888,361

There may be minor discrepancies in the totals if the pence are not being shown

Approved and authorised for issue by the Parochial Church Council on 28 April 2024 and signed on its behalf by:



Rev Simon Durrant (Chairman)



Sue Arnold (vice-chairman)

The accompanying notes form part of these financial statements.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH
REGISTERED CHARITY NUMBER: 1134836

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1. Accounting policies

a. Accounting convention

The financial statements have been prepared in accordance with the Church Accounting Regulations 2006 (not verified) and in accordance with the PCC's Powers Measure, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016).

The PCC meets the definition of a public benefit entity under FRS 102. See the "Administrative Information" section in the Trustees Annual Report for detail of the legal status of the PCC.

The accounts have been prepared in sterling which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest pound.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

The financial statements have been prepared under the historical cost convention. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those which are informal gatherings of church members.

b. Funds accounting

Funds held by the PCC are:

- Unrestricted funds - general funds which can be used for PCC ordinary purposes.
- Designated funds - monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.
- Restricted funds - a) income from trusts which may be expended only on those restricted objects provided in the terms of the trust; b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

c. Incoming resources

All incoming resources are accounted for gross and include income tax recoverable under Gift Aid where appropriate.

Voluntary Income

Collections are recognised when received.

Planned giving is recognised when receivable.

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

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

All other income

All other income is recognised when it is receivable.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

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

Church Activities

The diocesan parish contribution (Common Fund) is accounted for on an accruals basis. Any parish contribution unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the balance sheet.

e. Fixed Assets

Fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts. The insurance value of the Church buildings is £13,300,000.

Investment property assets are freehold properties which are held on the Balance Sheet at their fair value.

Movable church furnishings held by the Vicar and Churchwardens on special trust for the PCC and which require a faculty for disposal, are accounted as inalienable property unless consecrated. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Individual items acquired since 2000 have been capitalized in the accounts and depreciated over their useful economic life.

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over their expected useful lives, for assets above £500. The rates generally applicable are:

IT and Music Equipment	20%-33% straight line
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It is a policy of the PCC to charge depreciation on freehold property. However, it is also the PCC's policy to maintain such assets in a continual state of sound repair. Accordingly, the useful economic life of these assets is so long and residual values so high that any depreciation would not be material. In addition, these assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

f. Current Assets

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

g. Financial Instruments

The PCC only has financial assets and liabilities of a kind that qualify as basic financial instruments. These are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised costs using the effective interest method.

h. Pensions

Employees of the Charity are invited to join an auto-enrolment compliant pension scheme details of which are contained in note 4a. There were no outstanding contributions at the year-end relating to staff members who have opted into the scheme. The costs of the scheme are included within staff costs and charged to the unrestricted funds of the Charity.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

2. Incoming resources

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
Income and endowments						
<i>Voluntary income</i>						
0101 - Bank Standing Orders	123,026	—	—	—	123,026	144,451
0250 - Other Planned Giving-NGA	31,278	—	—	—	31,278	—
0255 - Other Donations-NGA	2,758	—	—	—	2,758	519
0258 - CAF/GAYE Income-NGA	2,615	—	—	—	2,615	3,360
0260 - Miscellaneous Income	1,090	—	—	—	1,090	6,524
0301 - Loose plate collections	337	—	—	—	337	281
0350 - Online Giving	738	—	—	—	738	4,214
0415 - Youth Work-Gifts (R)	—	55	—	—	55	205
0420 - Youth Work-Restricted (R)	—	—	4,100	—	4,100	21,883
0435 - Children-Restricted (R)	—	—	5,825	—	5,825	4,840
0440 - Premises-Restricted (R)	—	—	1,083	—	1,083	44,477
0450 - Gifts for Mission-Restricted (R)	—	—	1,764	—	1,764	15,039
0601 - Gift Aid	24,112	—	—	—	24,112	34,121
1230 - Jelly Tots	857	—	—	—	857	815
Voluntary income Totals	186,812	55	12,771	—	199,638	280,729
<i>Income from charitable activities</i>						
0405 - Church Events Income	529	—	—	—	529	700
1101 - Wedding Fees	837	—	—	—	837	1,315
1104 - Funeral Fees	302	—	—	—	302	891
1240 - Church Hall Lettings	7,993	—	—	—	7,993	6,114
Income from charitable activities Totals	9,661	—	—	—	9,661	9,020
Activities for generating funds						
1210 - Bookstall Income	859	—	—	—	859	487
Activities for generating funds Totals	859	—	—	—	859	487
<i>Investment income</i>						
1030 - Rent-Lodge	13,215	—	—	—	13,215	12,170
1032 - Rent-Shafesbury Parade (D)	833	20,833	—	—	21,667	20,000
1033 - Rent-Southdown Crescent	8,546	—	—	—	8,546	22,825
Investment income Totals	22,594	20,833	—	—	43,428	54,995
<i>Other income</i>						
1310 - Insurance Claims/Refunds	816	—	—	—	816	803
1330 - Employment Allowance	6,978	—	—	—	6,978	6,123
Other income Totals	7,794	—	—	—	7,794	6,926
Income and endowments Grand totals	227,720	20,888	12,771	—	261,380	352,157

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

3. Resources expended

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
Expenditure						
<i>Cost of generating funds</i>						
2270 - Discipleship:Bookstall	865	—	—	—	865	274
<i>Cost of generating funds Totals</i>	865	—	—	—	865	274
<i>Charitable activities</i>						
2710 - Premises Improvements (D)	—	103	—	—	103	36,898
2720 - CCR:Maintenance (D)	—	7,236	—	—	7,236	32,060
2730 - CCR-Premises Safety (D)	—	3,001	—	—	3,001	1,592
	—	10,340	—	—	10,340	1,592
1910 - Diocesan Common Fund	91,300	—	—	—	91,300	87,775
1809 - Mission-Just Earth	4,992	—	—	—	4,992	4,992
1811 - Mission:FSCI	3,773	—	—	—	3,773	3,600
1812 - Mission:Susie Philips	4,800	—	—	—	4,800	3,600
1813 - Mission Radstock-Paul Williams	7,000	—	—	—	7,000	5,400
1816 - Mission:Re:Generation	4,500	—	—	—	4,500	4,500
1821 - Mission-Poverty Injustice & Suffering	1,050	—	—	—	1,050	1,000
1833 - Mission:Found Transformation Partner	1,500	—	—	—	1,500	1,500
	27,615	—	—	—	27,615	24,592
2550 - Youth Work Expenses (R)	—	—	129	—	129	—
2551 - Youth Work-Training/Accreditation	527	—	—	—	527	210
2552 - Youth Work-Discipleship (R)	—	—	2,120	—	2,120	1,996
2555 - Youth Work-Community Worker Expenses (R)	—	—	49	—	49	—
2556 - Youth Work-Jack Petchey (R)	—	—	707	—	707	279
2557 - Youth Work-Summer Days (R)	—	—	2,900	—	2,900	10,535
2559 - Youth Work-Team Building (D)	—	17	—	—	17	—
2570 - Children's Work-Expenses (D)	—	785	—	—	785	553
2571 - Children's Work-Gifts (D)	—	—	—	—	—	17
2572 - Children's Work-Special Events (D)	—	33	—	—	33	—
2573 - Children's Work-Outreach (R)	—	—	164	—	164	72
2574 - Children's Work-Grange Farm (R)	—	—	1,300	—	1,300	1,116
2575 - Children's Work-Jelly Tots (D)	—	637	—	—	637	1,563
2577 - Children's Work-Training (D)	—	57	—	—	57	—
2578 - Children's Work-Team Building (R)	—	—	131	—	131	—
	527	1,529	7,500	—	9,556	16,341

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
1750 - Bank Charges	199	—	—	—	199	308
1920 - Banns Weddings Funerals	124	—	—	—	124	744
1940 - Subscriptions	48	—	—	—	48	58
2101 - Vicar-Expenses and Hospitality (D)	—	160	—	—	160	1,224
2103 - Vicar-Leadership & Training	371	—	—	—	371	414
2105 - Vicar-Discretionary Fund (D)	—	1,336	—	—	1,336	79
2108 - Vicar-Telephone	532	—	—	—	532	502
2201 - Discipleship:Conferences/events	722	—	—	—	722	995
2230 - Discipleship:Prayer Resources	26	—	—	—	26	—
2260 - Discipleship:Hospitality	154	—	—	—	154	31
2301 - IT-Internet & Website	1,211	—	—	—	1,211	1,217
2305 - IT-Software	748	—	—	—	748	806
2307 - IT-Hardware	474	—	—	—	474	—
2310 - Communications-Advertising/printing	239	—	—	—	239	356
2313 - Communications-Digital & Online	529	—	—	—	529	635
2318 - CCR-Equipment	155	—	—	—	155	80
2320 - CCR-Stationery	616	—	—	—	616	738
2325 - CCR-Photocopier Lease	302	—	—	—	302	504
2329 - CCR-Photocopier Operating	1,815	—	—	—	1,815	968
2331 - CCR-Cleaning	7,553	—	—	—	7,553	8,181
2350 - CCR-Gardening	—	—	—	—	—	16
2355 - CCR-Flowers	28	—	—	—	28	48
2381 - CCR-Insurance	5,495	—	—	—	5,495	6,190
2390 - CCR-Telephone	617	—	—	—	617	543
2401 - CCR-Electric	3,947	—	—	—	3,947	4,521
2410 - CCR-Gas	5,298	—	—	—	5,298	8,625
2420 - CCR-Water	1,278	—	—	—	1,278	225
2430 - CCR-Refuse Collection	647	—	—	—	647	642
2500 - Worship:CCLI Licences	1,376	—	—	—	1,376	1,320
2520 - Worship:Resources	93	—	—	—	93	194
2522 - Worship:Replacement	251	—	—	—	251	562
2528 - Worship:Equipment	276	—	—	—	276	429
2529 - Worship Organist Fees	60	—	—	—	60	397
2530 - Services:Consumables	409	—	—	—	409	259
2535 - Services:Refreshments	1,956	—	—	—	1,956	1,494
2539 - Services:Special Services	1,801	—	—	—	1,801	1,413
9901 - Transport-per mile	322	—	—	—	322	27
9909 - Transport-Other	135	—	—	—	135	122
9930 - Miscellaneous Expenditure	1,307	—	—	—	1,307	415
	41,114	1,496			42,610	45,282
1862 - Community Outreach: One Church Harrow	3,512	—	—	—	3,512	60
1863 - Community Outreach:Other	86	—	—	—	86	156
	3,598	—	—	—	3,598	216

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
Governance costs						
1950 - Examiners Fees	1,680	—	—	—	1,680	1,656
Governance costs Totals	1,680	—	—	—	1,680	1,656
Expenses related to investment properties						
2840 - Lodge-Insurance	—	—	—	—	—	1,419
2844 - Lodge-Maintenance	457	—	—	—	457	1,186
2853 - Southdown-Insurance	1,085	—	—	—	1,085	—
2854 - Southdown-Maintenance	1,485	—	—	—	1,485	1,064
2856 - Southdown-Council Tax	240	—	—	—	240	83
2863 - Shaftesbury-Insurance	1,622	—	—	—	1,622	1,587
2864 - Shaftesbury-Maintenance	2,088	—	—	—	2,088	380
Expenses related to investment properties Totals	6,977	—	—	—	6,977	5,719

4. Staff costs

a. *Wages, salaries and pensions*

Total salary costs of three employees in the year were £71,561, with employer's National Insurance costs of £6,110. The comparative figures for 2023 were £67,193 and £5,506 respectively for three employees. No employee received more than £60,000 in the either 2024 or 2023.

Pension Builder Scheme

Christ Church Roxeth participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections:

1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections;
 - a. a deferred annuity section known as Pension Builder Classic, and,
 - b. a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable 2023: £8,067, (2023: £5,970).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a surplus of £34.8m on the ongoing assumptions used. At the most recent annual review effective 1 January 2025, the Board chose to grant a discretionary bonus of 6.7% to both pensions not yet in payment and pensions in payment in respect of service prior to April 1997; and a bonus on pensions in payment in respect of post April 2006 service so that the pension increase was 2.7% (where usually it would be calculated based on inflation up to 2.5%). This followed improvements in the funding position over 2024. There is no requirement for deficit payments at the current time.

The next valuation is due as at 31 December 2025.

For the Pension Builder 2014 section, the valuation revealed a surplus of £8.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, Christ Church Roxeth could become responsible for paying a share of the failed employer's pension liabilities.

b. Payments to PCC members and key management personnel

The key management personnel that have been identified by the trustees include the members of the Standing Committee. Of these personnel, the Rev. Simon Durrant was remunerated by the Diocese. No member of the PCC received remuneration, expenses or benefits purely in respect of their services as members of the PCC.

Members of staff occasionally attend PCC meetings and would normally leave the room during discussions on employment matters, as is deemed appropriate.

The PCC has a conflicts of interest policy which is reviewed each year after the APCM. PCC members declare interests annually to the PCC Secretary, and to the chair of each meeting when there is a relevant issue on the agenda.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

5. Investment property

	31/12/2024	31/12/2023
Property		
6430: Property - Southdown	426,000	426,000
6432: Property - Lodge Roxeth Hill	1	1
6435: Property - Shaftesbury Parade	250,000	250,000
Total property	676,001	676,001

a. The freehold land and buildings comprise:

- The residential property at 69 Southdown Crescent, South Harrow, purchased in 1964 for housing a curate, as it was so used until 2010. Having been let as an investment property until December 2018, it was used to house a returning missionary family at a subsidised rent from January to July 2019. It was then used to house a church planting curate for OneChurch Harrow, with funds being provided by the Diocese of London and it is now again let as an investment. It was last valued by an Independent Chartered Surveyor at £315,000 in 2011, although the trustees revised this to £435,000 in 2018 based on subsequent changes to market value as determined by local property prices, a revaluation gain of £111,000. The current market value is deemed to be the fair value.
 - The Lodge at the top of the Church drive is presently let to a church family. The Lodge, originally built on Glebe Land, was purchased by the PCC from the Incumbent for £1 in 1956, with an option for the incumbent to buy it back for £1 in the event of the PCC wishing to sell it. The trustees believe that the market value of the property is restricted to £1 as the restricted covenant has not been lifted and so deem this to be the fair value.
 - A commercial shop unit with a maisonette above at 9 Shaftesbury Parade was purchased in 2012 and is let to the CCR Foundation for use as a charity shop. It was valued at £250,000 after the disposal of the maisonette on a 125 year lease. This is considered still to be the current market value of this investment property, and the current market value is deemed to be the fair value.
 - The Hall and Lounge are adjacent to and attached to the church. The PCC does not intend to dispose of the Hall and Lounge and no capital value is assigned to it.
- b. In 2006, following the completion of the YMCA Roxeth Gate building, as part of the former Harrow Hospital nurses hostel redevelopment, Christ Church took the freehold of that portion of the site, which is vested in the London Diocesan Fund (LDF), and granted a 125 year lease to the West London YMCA on a peppercorn rent until 2131. The restrictions placed on the usage of the site and the terms of the lease are such that no value has been placed on the site and as such the asset does not appear on the PCC's balance sheet.
- c. All the freehold property noted above is vested in the LDF under the Parochial Church Councils (Powers) Measure 1956. The PCC is the managing trustee. Since the PCC substantively bears the risks and rewards of ownership, the value of these freehold assets is included in the PCC balance sheet.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

6. Analysis of net assets and liabilities

		Balance	Previous balance
Tangible assets			
6430: Property - Southdown - Asset			
Capital	Designated	426,000	426,000
		<u>426,000</u>	<u>426,000</u>
6432: Property - Lodge Roxeth Hill - Asset			
Capital	Designated	1	1
		<u>1</u>	<u>1</u>
6435: Property - Shaftesbury Parade - Asset			
Capital	Designated	250,000	250,000
		<u>250,000</u>	<u>250,000</u>
	Tangible assets	676,001	676,001
Cash at bank and in hand			
6501: Bank current account - Asset			
General fund	Unrestricted	28,218	132,003
Youth-Restricted	Restricted	—	(47,168)
Youth-Designated	Designated	—	389
Children-Restricted	Restricted	—	(27,745)
Children-Designated	Designated	—	(1,706)
Grange Farm Community Mission Fund	Designated	49,891	38,305
Premises Development Fund	Designated	(101,036)	(95,696)
Premises Development Fund	Restricted	54,099	53,016
Mission-Restricted	Restricted	28,129	26,365
Vicar Discretionary	Designated	(7,229)	(5,733)
Vicar Discretionary	Restricted	10,907	10,907
Community Resources Fund	Restricted	—	—
Agency collection	Restricted	613	613
		<u>63,591</u>	<u>83,550</u>
6520: Hampshire Trust Bank - Asset			
Grange Farm Community Mission Fund	Designated	60,606	60,454
		<u>60,606</u>	<u>60,454</u>
6530: M&G Investments - Asset			
Grange Farm Community Mission Fund	Designated	76,661	70,325
		<u>76,661</u>	<u>70,325</u>
	Cash at bank and in hand	200,858	214,329
Debtors			
Z05: Accounts Receivable - Asset			
General fund	Unrestricted	—	—
		<u>—</u>	<u>—</u>
	Debtors	—	—
Agency accounts			
6699: Agency collections - Liability			
Agency collection	Restricted	289	289
		<u>289</u>	<u>289</u>
	Agency accounts	289	289
Creditors: Amounts falling due in one year			
Z04: Accounts Payable - Liability			
General fund	Unrestricted	1,680	1,680
		<u>1,680</u>	<u>1,680</u>
	rs: Amounts falling due in one year	1,680	1,680
	Grand Total	874,890	888,361

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

7. Statement of funds

Fund	Fund balances brought forward	Incoming Resources	Outgoing Resources	Transfers	Gains and Losses	Fund balances Carried forward
General fund	130,323	227,720	192,611	(138,894)	—	26,538
Youth-Restricted	(47,168)	4,100	38,863	81,932	—	—
Youth-Designated	389	55	17	(427)	—	—
Children-Restricted	(27,745)	5,825	33,136	55,056	—	—
Children-Designated	(1,706)	4,248	4,875	2,333	—	—
Grange Farm Community Mission Fund	169,085	11,585	—	—	6,487	187,158
Premises Development Fund	(42,680)	6,083	10,340	—	—	(46,938)
Mission-Restricted	26,365	1,764	—	—	—	28,129
Vicar - Vicar Discretionary	5,173	—	1,496	—	—	3,678
Community Resources Fund	—	—	—	—	—	—
Agency collection	323	—	—	—	—	323
Capital - Capital	676,001	—	—	—	—	676,001
Totals	888,360	261,380	281,339	—	6,487	874,890

There may be minor discrepancies in the totals if the pence are not being shown

- The Youth work Fund represents restricted funds donated to the church's youth & children's ministry. This includes grant funding received from the Bishop of London's Mission Fund, Orley Farm School Trust and CCR Foundation to enable the employment of a Community Children's & Youth Worker.
- The Grange Farm Community Mission Fund represents designated funds set aside by the PCC from the proceeds of the sale of the Grange Farm Community Centre. These funds are supplemented by 75% of rental income received from 9 Shaftesbury Parade (the *found* charity shop). These funds are set aside to be invested in community mission to the future estate and surrounding community.
- The Premises Development Fund (Designated) represents designated funds set aside by the PCC to carry out works to develop church premises.
- The Premises Development Fund (Restricted) represents restricted gifts received from church members to enable improvement to church premises.
- The Mission Fund represents restricted gifts received from church members to support global and local mission work.
- The Vicar's Discretionary Fund represents restricted gifts received from church members and funds set aside to enable the Vicar to disburse funds to respond to urgent pastoral needs.
- The Capital Fund represents the value of the unrestricted Freehold Property owned by the PCC, which comprises 69 Southdown Crescent (revalued at £426,000), the Charity Shop at 9 Shaftesbury Parade (included at 2012 independent valuation less capital mortgage owing) and The Lodge (revalued at £1). See Note 5 for further information.

8. Related parties

Some members of the PCC are also trustees of other charitable bodies (or are related to individuals) that receive mission donations and payments from the PCC. There is no financial benefit to any PCC member in these instances and the PCC's conflict of interest policy has been carefully applied in any discussions relating to financial arrangements.

9. Rounding

Since the pence are not shown in these financial statements, there may be minor rounding differences within the statements.

Accounts

THE PAROCHIAL CHURCH COUNCIL OF THE
ECCLESIASTICAL PARISH OF
CHRIST CHURCH ROXETH (HARROW)

ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED
31 DECEMBER 2023

REGISTERED CHARITY NUMBER: 1134836

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THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF
CHRIST CHURCH ROXETH (HARROW)

ANNUAL REPORT AND ACCOUNTS
FOR THE YEAR ENDED
31 DECEMBER 2023

Administrative information

Christ Church Roxeth is situated in the London Borough of Harrow. The correspondence address is Christ Church Roxeth, Roxeth Hill, Harrow, Middlesex, HA2 0JN. The Parochial Church Council (PCC) is, by Section 3 of the Parochial Church Councils (Powers) Measure 1956, a body corporate with perpetual succession and a charity previously excepted from registration with the Charity Commission. Since the implementation of the Charities Act 2006, it has been a requirement of a PCC with the financial income of Christ Church to register as a charity with the Charity Commission. This was undertaken in September 2009, and the date for the PCC registration was confirmed as 11 March 2010 (Charity No. 1134836).

The Annual Report and Accounts are independently examined by David Green of Gowers Ltd who can be contacted at The Old School House, Bridge Road, Hunton Bridge, Kings Langley, Herts, WD4 8SZ. The PCC banks at HSBC Bank, 31 Holborn Circus, London, EC1N 2HR.

PCC members who served between 1 January 2023 and the date this report was signed are:

	<i>Member</i>	<i>Dates (where part only)</i>	<i>Role</i>
<i>Clergy:</i>	The Revd Simon Durrant		Vicar & Chair
	The Revd Marj Mott	(until 2 nd March 2024)	Associate Vicar
	The Revd Elaine Weaver		Associate Vicar
<i>Churchwardens:</i>	Sue Arnold		Vice-Chair
	Paul Gabriel	(until 28 th April 2024)	
<i>General Synod:</i>	Clive Scowen		Licensed Lay Minister
	Alan Smith		
<i>Deanery Synod:</i>	Jenny Parker		
	Penny Carballo-Smith	(until 28 th April 2023, and from 12 th June 2023)	
	Sami Yohannes	(until 28 th April 2023)	
	Joy Chiutare-Rotinwa	(from 28 th April 2023)	
<i>Elected:</i>	David Arnold	(until 28 th April 2024)	Secretary
	Nicola Bielicki		
	Rachel Calvey		
	Penny Carballo-Smith (on PCC throughout; also on Deanery Synod as above)		
	Bola George		
	Jean-Leandre Guede		
	Marianne Isherwood		
	Jenny Parker (also on Deanery Synod)		
	Ashok Thadi		Treasurer
	Arthur Akhurst		
	Annette Glaw		
	Helen Ellis	(from 28 th April 2023)	
	Anne-Marie Dennis	(from 28 th April 2024)	
<i>Appointed</i>	Barbara Kuekes-Patel	(from 28 th April 2024)	Interim PCC Secretary

STRUCTURE, GOVERNANCE AND MANAGEMENT

The method of appointment of PCC members is set out in the Church Representation Rules. All baptised lay habitual worshippers over the age of 16 are encouraged to register on the Electoral Roll compiled by the Electoral Roll Officer. Members of the Electoral Roll are entitled to vote in the election of members to the Deanery Synod and the PCC, and to stand for election after six months of membership.

The Annual Meeting of Parishioners (AMP) and Annual Parochial Church Meeting (APCM) were held on Sunday 30 April 2023 in person with some members participating via Zoom. The AMP elected two churchwardens and the APCM elected five parochial representatives of the laity to the PCC. At 31 December 2023, there were 192 members on the Electoral Roll (compared with 183 in December 2022).

Matters of policy and substance are discussed at PCC meetings. Financial liaison with the Treasurer and day-to-day spending decisions are undertaken by the Churchwardens and budget holders within parameters agreed at the Standing Committee.

Assistant Churchwardens were appointed by the PCC to assist the Churchwardens in fulfilling their statutory responsibilities during church services. Those that served during the year were David Arnold, Clive Scowen, Mark Slatter, Alan Smith, Oliver Sormaz and Hilary Akhurst.

The PCC employs various staff members to support the church's ministry and mission. Salaried posts are usually advertised internally and externally, where relevant, before interviews are held. Salaries are set at rates appropriate to the job description and experience of the candidate. Salaries are reviewed annually, or where there are significant changes to a role, in line with the PCC's Staff Remuneration Policy. See Note 4 to the Annual Accounts for further information.

Christ Church Roxeth is a parish of the Church of England belonging to the Deanery of Harrow, within the Willesden Episcopal Area of the Diocese of London. The PCC maintains a close relationship with the wider diocese, providing active representation at Deanery Synod and having lay members serving on the General Synod, as well as working in partnership with local churches and making an additional contribution above core costs towards the diocesan Common Fund.

During the year, the following sub-committees reported to the PCC:

- **Standing Committee** - This is the only committee required by law. It has the power to transact the business of the PCC between its meetings, subject to any directions given by the Council. The committee at 31st December 2023 consisted of the following PCC members: the Vicar, The Associate Vicar (when the Vicar is not available) the two Churchwardens, the Treasurer, the PCC Secretary and the Licensed Lay Minister.
- **Finance Team** - This committee oversees, monitors and makes recommendations on finance related matters to the PCC. The PCC still retains full accountability for all finance related decision-making. Its members at 31 December 2023 were Arthur Akhurst, Sue Arnold, Paul Gabriel (Chair), Jean-Leandre Guede, Clive Scowen, Ashok Thadi (Treasurer).
- **Premises Team** - This committee oversees all property related matters on behalf of the PCC. Its members at 31 December 2023 were Arthur Akhurst, David Arnold, Sue Arnold (Chair), Nicola Bielicki, Paul Gabriel, Bola George, Mark Slatter and Jonathan White.
- **Leadership Team** - The Leadership Team consists of the Vicar, The Associate Vicar, the church's paid staff, Churchwardens, Licensed Lay Minister and several volunteer leaders, each of whom is responsible for a specific aspect of church life. The Leadership Team gathers regularly and works with PCC representatives and other church members to consider key aspects of church life:
 - o **Sunday Ministry** - Shaping our Sunday services to enable all generations to encounter God in scripture, worship and prayer.
 - o **Discipleship** - Building a clear pathway from welcome to committed discipleship to enable every person to discover and grow in faith.

- o Mission - Developing an integrated vision for global, local and frontline mission; overseeing the distribution of funds to various mission partners, organisations and individuals.
- o Youth & Children - Growing holistic ministry to children and young people.

OBJECTIVES AND ACTIVITIES

Christ Church Roxeth's PCC has the responsibility of co-operating with the Vicar in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has maintenance responsibilities for the Church and its related buildings, is the managing trustee of property vested for its benefit in the London Diocesan Fund and is responsible for managing the church's finances.

ACHIEVEMENTS, PERFORMANCE AND PLANS FOR THE FUTURE

The PCC met formally on 8 occasions during the year, mostly in person but occasionally via Zoom. Formal sub-committees met between meetings and notes of their deliberations were received by the full PCC and discussed where necessary. Key outcomes from the Leadership Team and its various thematic areas of focus were reported to each PCC meeting through a Vicar's Report. A major concern which the PCC has had to address in the course of the year has been a growing gap between its income and expenditure, leading to decisions to suspend recruitment of a new worship team leader and premises manager, to reduce contributions in 2023 to the Diocesan Common Fund, and to issue requests to church members to increase their capital and revenue giving which were only partly successful. A full account of the activities of the Parish will be made available to the APCM. This will include detail of plans for the future, particularly in relation to the continuing development of our mission through the *found* Charity Shop and involvement in the OneChurch Harrow church planting movement (in partnership with St Peter's, West Harrow and St Paul's, South Harrow).

PUBLIC BENEFIT

The PCC members have a statutory duty under the Charities Act 2011 to have regard to the guidance issued from time to time by the Charity Commission. PCC members have read the Charity Commission guidance, Charities and Public Benefit, and the supplementary guidance in The Advancement of Religion for the Public Benefit and have had regard to it in making relevant decisions. The PCC believes that this report taken as a whole provides evidence of the public benefit of the PCC's work in 2023. The PCC helps to promote the whole mission of the Church, including its pastoral, evangelistic, social and ecumenical duties, and that in so doing it provides a benefit to the public by:

- Providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its adherents and for anyone who wishes to benefit from what the Church offers.
- Promoting Christian values, and services by members of the Church in and to their communities, to the benefit of individuals and society as a whole.
- Disbursing a number of grants to individuals and organisations, in line with an agreed policy. These include the provision of support for core Mission Partners and making donations to support the wider church, relief of poverty and injustice, and outreach ministry in schools. Details are contained in Note 3 of the Annual Accounts.

FINANCIAL REVIEW

Overall, during 2023, the PCC had an income of £352,156 and an expenditure of £332,094. The majority of the income has come in the form of voluntary donations from members, property income and through Gift Aid.

The PCC currently has £169,085 designated into the "Grange Farm Community Mission Fund", the remainder of the proceeds from the sale of the Grange Farm Community Centre to the London Borough of Harrow as part of the redevelopment of the surrounding estate. These funds are set aside pending the identification of an appropriate use to enable community outreach to the estate and surrounding area.

A substantial amount of voluntary help was received during the year which is not reflected as a cost in the accounts. Without this unpaid assistance, the work undertaken in the parish would be severely reduced.

RISK MANAGEMENT

Members of the PCC received an initial induction at the start of the PCC year, which covered the key responsibilities of a charity trustee. The PCC continues to monitor the major risks which impact on the work of the Church. A set of financial procedures for monitoring and controlling monetary transactions have been in place for some time, with the most recent review occurring in January 2024. It is considered that these procedures contain the required elements of establishing a record of the sums received at the earliest opportunity, segregation of duties and evidencing the control over this area of activity.

A Safeguarding Policy agreed by the Diocese is approved by the PCC annually to cover both children and vulnerable adults and remains under regular review. The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, in relation to having due regard to House of Bishops' guidance on safeguarding children and vulnerable adults. The Safeguarding Officer (Bola George) is supported by a safeguarding team who oversee the implementation of agreed procedures for children and vulnerable adults, and provide regular reports to the PCC. PCC members are also expected to undertake training on safeguarding procedures on a rolling three-year programme.

The PCC review existing controls to deal with all areas of risk on an ongoing basis, and a full review of key policies and risk assessments is ongoing. It is the intention that policies will be introduced to cover other risks as they are identified. The consecrated and beneficed buildings and contents of the Church are adequately insured, where possible, with the Ecclesiastical Insurance Group.

RESERVES AND INVESTMENT POLICY

The PCC seeks to plan and budget expediently in order to enable the General Fund to break even on an ongoing basis. The PCC also has funds designated in the Grange Farm Community Mission Fund and resolved on 05/02/18 to place the majority of these funds on deposit with M&G and Hampshire Savings Trust, pending the identification of an appropriate use for the funds to enable community outreach to the new estate and surrounding area. As mentioned in the Financial Review section above, current value of the fund is £169,085.

APPOINTMENT OF AN INDEPENDENT EXAMINER

The changes brought in through the Charities Act 2006 lifted the net incoming resources threshold, below which entities are no longer legally required to have a statutory audit, to £1,000,000. It is not expected that the PCC's income will breach this threshold in the immediate future, and accordingly the APCM endorsed the appointment of a professionally qualified Independent Examiner to review annually the books and accounts of the PCC, as required for entities with income in excess of £250,000. David Green was appointed as Independent Examiner on 30 April 2023 and will be proposed to continue in this role at the forthcoming Annual Parochial Church Meeting.



Rev. Simon Durrant
Chairman of the PCC

19th May 2024

INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

I report on the accounts of the Parochial Church Council of the Ecclesiastical Parish of Christ Church Roxeth (Harrow) for the year ended 31 December 2023, which are set out on pages 7 to 18.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The PCC's gross income exceeded £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 Commission under section 145 (5) (b) of the 2011 Act; and
- To state whether particular matters have come to my attention.

Basis of this report

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

Independent examiner's statement

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

- (1) which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the requirements of the Act and the Regulations have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Name:

Rev. David Green
Gowers Ltd
Chartered Accountants
The Old School House
Bridge Road
Hunton Bridge
Kings Langley
Hertfordshire
WD4 8SZ

Date:

20th May 2024

Relevant professional body:

Institute of Chartered Accountants in England & Wales

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Income and endowments from:						
Voluntary income	194,285	205	86,238	—	280,729	229,987
Income from charitable activities	9,019	—	—	—	9,019	5,053
Activities for generating funds	487	—	—	—	487	390
Investment income	34,994	20,000	—	—	54,994	52,432
Other income	6,925	—	—	—	6,925	6,990
Total income	245,712	20,205	86,238	—	352,156	294,854
Expenditure on:						
Cost of generating funds	274	—	—	—	274	601
Charitable activities						
Premises Maintenance	—	70,550	—	—	70,550	24,211
Common Fund	87,775	—	—	—	87,775	103,254
Missionary and Charitable Giving	24,592	—	—	—	24,592	24,923
Salaries, NI & Pension	17,235	2,457	59,995	—	79,688	94,536
Youth & Children's Work	210	2,133	13,998	—	16,341	15,166
Church running costs	43,978	1,302	—	—	45,281	42,369
Community Outreach	216	—	—	—	216	3,418
Governance costs	1,656	—	—	—	1,656	1,644
Expenses related to investment properties	5,719	—	—	—	5,719	12,435
Total expenditure	181,657	76,443	73,993	—	332,094	322,560
Gains / losses on investment assets	—	2,613	—	—	2,613	14
Net income / (expenditure) resources	64,055	(53,624)	12,244	—	22,675	(27,692)
Transfers						
Gross transfers between funds - in	—	—	5,944	—	5,944	—
Gross transfers between funds - out	—	—	(5,944)	—	(5,944)	—
Other recognised gains / losses						
Net movement in funds	64,055	(53,624)	12,244	—	22,675	(27,692)
Reconciliation of funds						
Total funds brought forward	66,268	795,965	3,453	—	865,686	893,378
Total funds carried forward	130,323	742,340	15,698	—	888,361	865,686

There may be minor discrepancies in the totals if the pence are not being

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

BALANCE SHEET AT 31 DECEMBER 2023

	As at 31/12/2023	As at 31/12/2022
Fixed assets		
6430: Property - Southdown	426,000	426,000
6432: Property - Lodge Roxeth Hill	1	1
6435: Property - Shaftesbury Parade	250,000	250,000
Total Fixed assets	676,001	676,001
Current assets		
6501: Bank current account	83,549	63,487
6520: Hampshire Trust Bank	60,454	60,303
6530: M&G Investments	70,325	67,684
Z05: Accounts Receivable	—	—
Total Current assets	214,329	191,654
Liabilities		
6699: Agency collections	289	289
Z04: Accounts Payable	1,680	1,680
Total Liabilities	1,969	1,969
Net Asset surplus (deficit)	888,361	864,686
Reserves		
Excess / (deficit) to date	20,062	—
Z01: Starting balances	854,461	865,686
Z02: Other gains/(losses)	13,838	—
Total Reserves	888,361	865,686

Represented by Funds		
Unrestricted	130,323	66,268
Designated	742,340	795,695
Restricted	15,698	3,453
Endowment	—	—
Total	888,361	865,686

There may be minor discrepancies in the totals if the pence are not being shown

Approved and authorised for issue by the Parochial Church Council on 19th May 2024. and signed on its behalf by



Rev Simon Durrant (chairman)



Sue Arnold (vice-chairman)

The accompanying notes form a part of these financial statements.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

REGISTERED CHARITY NUMBER: 1134836

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1. Accounting policies

a. Accounting convention

The financial statements have been prepared in accordance with the Church Accounting Regulations 2006 (not verified) and in accordance with the PCC's Powers Measure, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016).

The PCC meets the definition of a public benefit entity under FRS 102. See the "Administrative Information" section in the Trustees Annual Report for detail of the legal status of the PCC.

The accounts have been prepared in sterling which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest pound.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

The financial statements have been prepared under the historical cost convention. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those which are informal gatherings of church members.

b. Funds accounting

Funds held by the PCC are:

- Unrestricted funds - general funds which can be used for PCC ordinary purposes.
- Designated funds - monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.
- Restricted funds - a) income from trusts which may be expended only on those restricted objects provided in the terms of the trust; b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

c. Incoming resources

All incoming resources are accounted for gross and include income tax recoverable under Gift Aid where appropriate.

Voluntary Income

Collections are recognised when received.

Planned giving is recognised when receivable.

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

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

All other income

All other income is recognised when it is receivable.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

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

Church Activities

The diocesan parish contribution (Common Fund) is accounted for on an accruals basis. Any parish contribution unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the balance sheet.

e. Fixed Assets

Fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts. The insurance value of the Church buildings is £13,300,000.

Investment property assets are freehold properties which are held on the Balance Sheet at their fair value.

Movable church furnishings held by the Vicar and Churchwardens on special trust for the PCC and which require a faculty for disposal, are accounted as inalienable property unless consecrated. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Individual items acquired since 2000 have been capitalized in the accounts and depreciated over their useful economic life.

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over their expected useful lives, for assets above £500. The rates generally applicable are:

IT and Music Equipment	20%-33% straight line
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It is a policy of the PCC to charge depreciation on freehold property. However, it is also the PCC's policy to maintain such assets in a continual state of sound repair. Accordingly, the useful economic life of these assets is so long and residual values so high that any depreciation would not be material. In addition, these assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

f. Current Assets

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

g. Financial Instruments

The PCC only has financial assets and liabilities of a kind that qualify as basic financial instruments. These are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised costs using the effective interest method.

h. Pensions

Employees of the Charity are invited to join an auto-enrolment compliant pension scheme details of which are contained in note 4a. There were no outstanding contributions at the year end relating to staff members who have opted into the scheme. The costs of the scheme are included within staff costs and charged to the unrestricted funds of the Charity.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

2. Incoming resources

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
Income and endowments						
Voluntary income						
0101 - Bank Standing Orders	144,450	—	—	—	144,450	118,873
0255 - Other Donations-NGA	519	—	—	—	519	1,057
0258 - CAF[GAYE Income-NGA	3,360	—	—	—	3,360	1,956
0260 - Miscellaneous Income	6,524	—	—	—	6,524	13,986
0301 - Loose plate collections	281	—	—	—	281	916
0350 - Online Giving	4,213	—	—	—	4,213	8,944
0415 - Youth Work-Gifts (R)	—	205	—	—	205	140
0420 - Youth Work-Restricted (R)	—	—	21,882	—	21,882	10,119
0435 - Children-Restricted (R)	—	—	4,840	—	4,840	12,155
0440 - Premises-Restricted (R)	—	—	44,477	—	44,477	—
0450 - Gifts for Mission-Restricted (R)	—	—	15,038	—	15,038	16,574
0601 - Gift Aid	34,121	—	—	—	34,121	45,094
1230 - Jelly Tots	814	—	—	—	814	168
Voluntary income Totals	194,285	205	86,238	—	280,729	229,987
Income from charitable activities						
0405 - Church Events Income	700	—	—	—	700	527
1101 - Wedding Fees	1,315	—	—	—	1,315	—
1104 - Funeral Fees	891	—	—	—	891	1,146
1240 - Church Hall Lettings	6,113	—	—	—	6,113	3,380
Income from charitable activities totals	9,019	—	—	—	9,019	5,053
Income and endowments Grand totals						
	245,712	20,205	86,238	—	352,156	294,854

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
Activities for generating funds						
1210 - Bookstall Income	487	—	—	—	487	390
Activities for generating funds totals	487	—	—	—	487	390
Investment income						
1030 - Rent-Lodge	12,170	—	—	—	12,170	12,500
1032 - Rent-Shaftesbury Parade (D)	—	20,000	—	—	20,000	20,000
1033 - Rent-Southdown Crescent	22,824	—	—	—	22,824	19,932
Investment income Totals	34,994	20,000	—	—	54,994	52,432
Other income						
1310 - Insurance Claims/Refunds	802	—	—	—	802	1,251
1330 - Employment Allowance	6,122	—	—	—	6,122	5,739
Other income Totals	6,925	—	—	—	6,925	6,990

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

3. Resources expended

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
Expenditure						
<i>Cost of generating funds</i>						
2270 - Discipleship:Bookstall	274	—	—	—	274	601
<i>Cost of generating funds Totals</i>	274	—	—	—	274	601
<i>Charitable activities</i>						
2710 - Premises Improvements (D)	—	36,897	—	—	36,897	132
2720 - CCR:Maintenance (D)	—	32,060	—	—	32,060	23,099
2730 - CCR-Premises Safety (D)	—	1,591	—	—	1,591	979
	—	70,548	—	—	70,548	24,210
1910 - Diocesan Common Fund	87,775	—	—	—	87,775	102,240
9960 - Transfer to Revolut	—	—	—	—	—	1,014
1806 - Mission-Esther Challis	—	—	—	—	—	400
1809 - Mission-Just Earth	4,992	—	—	—	4,992	4,992
1811 - Mission:FSCI	3,600	—	—	—	3,600	3,600
1812 - Mission:Susie Philips	3,600	—	—	—	3,600	3,600
1813 - Mission Radstock-Paul Williams	5,400	—	—	—	5,400	7,320
1816 - Mission:Re:Generation	4,500	—	—	—	4,500	4,500
1821 - Mission-Poverty Injustice & Suffering	1,000	—	—	—	1,000	260
1833 - Mission:Found Transformation Partner	1,500	—	—	—	1,500	251
	24,592	—	—	—	24,592	25,937
2550 - Youth Work Expenses (R)	—	—	—	—	—	94
2551 - Youth Work-Training\Accreditation	210	—	—	—	210	396
2552 - Youth Work-Discipleship (R)	—	—	1,995	—	1,995	616
2555 - Youth Work-Community Worker Exp (R)	—	—	—	—	—	59
2556 - Youth Work-Jack Petchey (R)	—	—	279	—	279	1,849
2557 - Youth Work-Summer Days (R)	—	—	10,535	—	10,535	7,854
2570 - Children's Work-Expenses (D)	—	553	—	—	553	746
2571 - Children's Work-Gifts (D)	—	16	—	—	16	—
2572 - Children's Work-Special Events (D)	—	—	—	—	—	1,777
2573 - Children's Work-Outreach (R)	—	—	72	—	72	—
2574 - Children's Work-Grange Farm (R)	—	—	1,116	—	1,116	866
2575 - Children's Work-Jelly Tots (D)	—	1,563	—	—	1,563	843
2577 - Children's Work-Training (D)	—	—	—	—	—	62
	210	2,132	13,997	—	16,339	15,162

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
1750 - Bank Charges	308	—	—	—	308	317
1780 - Recruitment Costs	—	—	—	—	—	75
1920 - Banns/Weddings/Funerals	744	—	—	—	744	—
1940 - Subscriptions	57	—	—	—	57	67
2101 - Vicar-Expenses and Hospitality (D)	—	1,223	—	—	1,223	335
2103 - Vicar-Leadership & Training	414	—	—	—	414	804
2105 - Vicar-Discretionary Fund (D)	—	79	—	—	79	626
2108 - Vicar-Telephone	501	—	—	—	501	416
2201 - Discipleship:Conferences Training	994	—	—	—	994	382
2260 - Discipleship:Hospitality	30	—	—	—	30	179
2301 - IT-Internet & Website	1,217	—	—	—	1,217	1,361
2305 - IT-Software	805	—	—	—	805	2,124
2307 - IT-Hardware	—	—	—	—	—	609
2310 - Communications-Advertising & Printing	356	—	—	—	356	296
2313 - Communications-Digital & Online	635	—	—	—	635	558
2315 - Communications-Development	—	—	—	—	—	97
2318 - CCR-Equipment	80	—	—	—	80	454
2320 - CCR-Stationery	737	—	—	—	737	460
2325 - CCR-Photocopier Lease	504	—	—	—	504	752
2329 - CCR-Photocopier Operating	967	—	—	—	967	850
2331 - CCR-Cleaning	8,180	—	—	—	8,180	10,187
2350 - CCR-Gardening	15	—	—	—	15	299
2355 - CCR-Flowers	48	—	—	—	48	45
2381 - CCR-Insurance	6,189	—	—	—	6,189	6,138
2390 - CCR-Telephone	542	—	—	—	542	717
2401 - CCR-Electric	4,521	—	—	—	4,521	3,454
2410 - CCR-Gas	8,625	—	—	—	8,625	3,007
2420 - CCR-Water	224	—	—	—	224	480
2430 - CCR-Refuse Collection	642	—	—	—	642	702
2500 - Worship:CCLI Licences	1,320	—	—	—	1,320	—
2520 - Worship:Resources	193	—	—	—	193	209
2522 - Worship:Replacement	562	—	—	—	562	—
2524 - Worship:Other Expenses	—	—	—	—	—	191
2528 - Worship:Equipment	429	—	—	—	429	1,482
2529 - Worship Organist Fees	397	—	—	—	397	—
2530 - Services:Consumables	259	—	—	—	259	416
2535 - Services:Refreshments	1,493	—	—	—	1,493	1,276
2539 - Services:Special Services	1,412	—	—	—	1,412	1,102
2540 - Services:Visiting Speakers	—	—	—	—	—	65
9901 - Transport-per mile	26	—	—	—	26	63
9909 - Transport-Other	122	—	—	—	122	54
9930 - Miscellaneous Expenditure	415	—	—	—	415	1,704
	43,963	1,302	—	—	45,265	42,353
1862 - Community Outreach: One Church Harrow	60	—	—	—	60	2,500
1863 - Community Outreach:Other	156	—	—	—	156	918
	216	—	—	—	216	3,418

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
Governance costs						
1950 - Examiners Fees	1,656	—	—	—	1,656	1,644
Governance costs Totals	1,656	—	—	—	1,656	1,644
Expenses related to investment properties						
2840 - Lodge-Insurance	1,418	—	—	—	1,418	751
2844 - Lodge-Maintenance	1,186	—	—	—	1,186	500
2853 - Southdown-Insurance	—	—	—	—	—	534
2854 - Southdown-Maintenance	1,064	—	—	—	1,064	1,396
2856 - Southdown-Council Tax	82	—	—	—	82	7,157
2863 - Shaftesbury-Insurance	1,587	—	—	—	1,587	1,434
2864 - Shaftesbury-Maintenance	380	—	—	—	380	660
Expenses related to investment properties Totals	5,719	—	—	—	5,719	12,435

4. Staff costs*a. Wages, salaries and pensions*

Total salary costs of three employees in the year were £67,193, with employer's National Insurance costs of £5,506. The comparative figures for 2022 were £79,586 and £5,835 respectively for four employees. No employee received more than £60,000 in the either the 2023 or 2022.

Pension Builder Scheme

Christ Church Roxeth participates in the Pension Builder Scheme section of CWPf for lay staff. CWPf is administered by the Church of England Pensions Board, which holds the CWPf assets separately from those of the Employer and other participating employers.

CWPf has two sections:

1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections;
 - a. a deferred annuity section known as Pension Builder Classic, and,
 - b. a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable 2023: £5,970, (2022: £7,964).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2019.

For the Pension Builder Classic section, the valuation revealed a deficit of £4.8m on the ongoing assumptions used. At the most recent annual review effective 1st January 2024, the Board chose to grant a discretionary bonus of 6.7% to both pensions not yet in payment in respect of service prior to April 1997; and a bonus on pensions in payment in respect of post April 2006 service so that the pension increase was 5% (where it would usually be calculated based on inflation up to 2.5%). This followed improvements in the funding position over 2023. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the 2019 valuation revealed a surplus of £5.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The next valuation is due as at 31st December 2023. Calculations for this are currently underway

The legal structure of the scheme is such that if another employer fails, Christ Church Roxeth could become responsible for paying a share of the failed employer's pension liabilities.

b. Payments to PCC members and key management personnel

The key management personnel that have been identified by the trustees include the members of the Standing Committee. Of these personnel, the Rev. Simon Durrant was remunerated by the Diocese. No member of the PCC received remuneration, expenses or benefits purely in respect of their services as members of the PCC.

Members of staff occasionally attend PCC meetings and would normally leave the room during discussions on employment matters, as is deemed appropriate.

The PCC has a conflicts of interest policy which is reviewed each year after the APCM. PCC members declare interests annually to the PCC Secretary, and to the chair of each meeting when there is a relevant issue on the agenda.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

5. Investment property

	As at 31/12/2023	As at 31/12/2022
Property		
6430: Property - Southdown	426,000	426,000
6432: Property - Lodge Roxeth Hill	1	1
6435: Property - Shaftesbury Parade	250,000	250,000
Total property	676,001	676,001

a. The freehold land and buildings comprise:

- The residential property at 69 Southdown Crescent, South Harrow, purchased in 1964 for housing a curate, as it was so used until 2010. Having been let as an investment property until December 2018, it was used to house a returning missionary family at a subsidised rent from January to July 2019. It was then used to house a church planting curate for OneChurch Harrow, with funds being provided by the Diocese of London and it is now again let as an investment. It was last valued by an Independent Chartered Surveyor at £315,000 in 2011, although the trustees revised this to £435,000 in 2018 based on subsequent changes to market value as determined by local property prices, a revaluation gain of £111,000. The current market value is deemed to be the fair value.
- The Lodge at the top of the Church drive is presently let to a church family. The Lodge, originally built on Glebe Land, was purchased by the PCC from the Incumbent for £1 in 1956, with an option for the incumbent to buy it back for £1 in the event of the PCC wishing to sell it. The trustees believe that the market value of the property is restricted to £1 as the restricted covenant has not been lifted and so deem this to be the fair value.
- A commercial shop unit with a maisonette above at 9 Shaftesbury Parade was purchased in 2012 and is let to the CCR Foundation for use as a charity shop. It was valued at £250,000 after the disposal of the maisonette on a 125 year lease. This is considered still to be the current market value of this investment property, and the current market value is deemed to be the fair value.
- The Hall and Lounge are adjacent to and attached to the church. The PCC does not intend to dispose of the Hall and Lounge and no capital value is assigned to it.

b. In 2006, following the completion of the YMCA Roxeth Gate building, as part of the former Harrow Hospital nurses hostel redevelopment, Christ Church took the freehold of that portion of the site, which is vested in the London Diocesan Fund (LDF), and granted a 125 year lease to the West London YMCA on a peppercorn rent until 2131. The restrictions placed on the usage of the site and the terms of the lease are such that no value has been placed on the site and as such the asset does not appear on the PCC's balance sheet.

c. All the freehold property noted above is vested in the LDF under the Parochial Church Councils (Powers) Measure 1956. The PCC is the managing trustee. Since the PCC substantively bears the risks and rewards of ownership, the value of these freehold assets is included in the PCC balance sheet.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

6. Analysis of net assets and liabilities

		Balance	Previous balance
Tangible assets			
6430: Property - Southdown - Asset			
Capital	Designated	426,000	426,000
		426,000	426,000
6432: Property - Lodge Roxeth Hill - Asset			
Capital	Designated	1	1
		1	1
6435: Property - Shaftesbury Parade - Asset			
Capital	Designated	250,000	250,000
		250,000	250,000
	Tangible assets	676,001	676,001
Cash at bank and in hand			
6501: Bank current account - Asset			
General fund	Unrestricted	132,003	67,948
Youth-Restricted	Restricted	(47,168)	(17,790)
Youth-Designated	Designated	388	183
Children-Restricted	Restricted	(27,745)	(9,852)
Children-Designated	Designated	(1,705)	(1,363)
Grange Farm Community Mission Fund	Designated	38,305	27,553
Premises Development Fund	Designated	(95,696)	(30,146)
Premises Development Fund	Restricted	53,016	2,595
Mission-Restricted	Restricted	26,365	17,270
Vicar Discretionary	Designated	(5,733)	(4,430)
Vicar Discretionary	Restricted	10,906	10,906
Community Resources Fund	Restricted	—	—
Agency collection	Restricted	612	612
		83,549	63,487
6520: Hampshire Trust Bank - Asset			
Grange Farm Community Mission Fund	Designated	60,454	60,303
		60,454	60,303
6530: M&G Investments - Asset			
Grange Farm Community Mission Fund	Designated	70,325	67,999
		70,325	67,999
	Cash at bank and in hand	214,329	191,654
Agency accounts			
6699: Agency collections - Liability			
Agency collection	Restricted	289	289
		289	289
	Agency accounts	289	289
Creditors: Amounts falling due in one year			
Z04: Accounts Payable - Liability			
General fund	Unrestricted	1,680	1,680
		1,680	1,680
	Creditors: Amounts falling due in one year	1,680	1,680
	Grand Total	888,361	865,686

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

7. Statement of funds

Fund	Fund balances brought forward	Incoming Resources	Outgoing Resources	Transfers	Gains and Losses	Fund balances Carried forward
General fund	66,268	245,712	181,657	—	—	130,323
Youth-Restricted	(17,790)	13,886	43,264	—	—	(47,168)
Youth-Designated	183	205	—	—	—	388
Children-Restricted	(9,852)	12,836	30,728	—	—	(27,745)
Children-Designated	(1,363)	4,248	4,590	—	—	(1,705)
Grange Farm Community Mission Fund	155,720	10,752	—	—	2,613	169,085
Premises Development Fund	(27,551)	49,477	70,550	5,944	—	(42,680)
Mission-Restricted	17,270	15,038	—	(5,944)	—	26,365
Vicar Discretionary	6,476	—	1,302	—	—	5,173
Community Resources Fund	—	—	—	—	—	—
Agency collection	323	—	—	—	—	323
Capital - Capital	676,001	—	—	—	—	676,001
Totals	865,685	352,156	332,094	—	2,613	888,360

There may be minor discrepancies in the totals if the pence are not being shown

- The Youth work Fund represents restricted funds donated to the church's youth & children's ministry. This includes grant funding received from the Bishop of London's Mission Fund, Orley Farm School Trust and CCR Foundation to enable the employment of a Community Children's & Youth Worker.
- The Grange Farm Community Mission Fund represents designated funds set aside by the PCC from the proceeds of the sale of the Grange Farm Community Centre. These funds are supplemented by 75% of rental income received from 9 Shaftesbury Parade (the *found* charity shop). These funds are set aside to be invested in community mission to the future estate and surrounding community.
- The Premises Development Fund (Designated) represents designated funds set aside by the PCC to carry out works to develop church premises.
- The Premises Development Fund (Restricted) represents restricted gifts received from church members to enable improvement to church premises.
- The Mission Fund represents restricted gifts received from church members to support global and local mission work.
- The Vicar's Discretionary Fund represents restricted gifts received from church members and funds set aside to enable the Vicar to disburse funds to respond to urgent pastoral needs.
- The Capital Fund represents the value of the unrestricted Freehold Property owned by the PCC, which comprises 69 Southdown Crescent (revalued at £426,000), the Charity Shop at 9 Shaftesbury Parade (included at 2012 independent valuation less capital mortgage owing) and The Lodge (revalued at £1). See Note 5 for further information.

8. Related parties

Some members of the PCC are also trustees of other charitable bodies (or are related to individuals) that receive mission donations and payments from the PCC. There is no financial benefit to any PCC member in these instances and the PCC's conflict of interest policy has been carefully applied in any discussions relating to financial arrangements.

9. Rounding

Since the pence are not shown in these financial statements, there may be minor rounding differences within the statements.

Accounts

THE PAROCHIAL CHURCH COUNCIL OF THE
ECCLESIASTICAL PARISH OF
CHRIST CHURCH ROXETH (HARROW)

ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED
31 DECEMBER 2022

Registered Charity number: 1134836

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THE PAROCHIAL CHURCH COUNCIL OF THE
ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

Annual Report for the Year Ended December 2022

ADMINISTRATIVE INFORMATION

Christ Church Roxeth is situated in the London Borough of Harrow. The correspondence address is Christ Church Roxeth, Roxeth Hill, Harrow, Middlesex, HA2 0JN. The Parochial Church Council (PCC) is, by Section 3 of the Parochial Church Councils (Powers) Measure 1956, a body corporate with perpetual succession and a charity previously excepted from registration with the Charity Commission. Since the implementation of the Charities Act 2006, it has been a requirement of a PCC with the financial income of Christ Church to register as a charity with the Charity Commission. This was undertaken in September 2009, and the date for the PCC registration was confirmed as 11 March 2010 (Charity No. 1134836).

The Annual Report and Accounts are independently examined by David Green of Gowers Ltd who can be contacted at The Old School House, Bridge Road, Hunton Bridge, Kings Langley, Herts, WD4 8SZ. The PCC banks at HSBC Bank, 31 Holborn Circus, London, EC1N 2HR.

PCC members who served between 1 January 2022 and the date this report was signed are:

	<i>Member</i>	<i>Dates (where part only)</i>	<i>Role</i>
<i>Clergy:</i>	The Revd Simon Durrant		Vicar & Chair
	The Revd Marj Mott		Associate Vicar
	The Revd Elaine Weaver		Associate Vicar
<i>Churchwardens:</i>	Sue Arnold		Vice-Chair
	Paul Gabriel		
<i>General Synod:</i>	Clive Scowen		Licensed Lay
<i>Minister</i>	Alan Smith		
<i>Deanery Synod:</i>	Penny Carballo-Smith		
	Sami Yohannes		
	Jenny Parker		
	Helena Tucker	(until 8 th May 2022)	
<i>Elected:</i>	David Arnold		Secretary
	Nicola Bielicki		
	Rachel Calvey		
	Bola George		
	Jean-Leandre Guede		
	Marianne Isherwood		
	Jenny Parker (as above)		
	Ashok Thadi		Treasurer
	Karen Campbell-White	(until 19 th September 2022)	
	Arthur Akhurst	(from 8 th May 2022)	
	Annette Glaw	(from 8 th May 2022)	

STRUCTURE, GOVERNANCE AND MANAGEMENT

The method of appointment of PCC members is set out in the Church Representation Rules. All baptised lay habitual worshippers over the age of 16 are encouraged to register on the Electoral Roll compiled by the Electoral Roll Officer. Members of the Electoral Roll are entitled to vote in the election of members to the Deanery Synod and the PCC, and to stand for election after six months of membership.

The Annual Meeting of Parishioners (AMP) and Annual Parochial Church Meeting (APCM) were held on Sunday 8th May 2022 in person with some members participating via Zoom. The AMP elected two churchwardens and the APCM elected two parochial representatives of the laity to the PCC. At 31 December 2022, there were 183 members on the Electoral Roll (compared with 187 in December 2021).

Matters of policy and substance are discussed at PCC meetings. Financial liaison with the Treasurer and day-to-day spending decisions are undertaken by the Churchwardens and budget holders within parameters agreed at the Standing Committee.

Assistant Churchwardens were appointed by the PCC to assist the Churchwardens in fulfilling their statutory responsibilities during church services. Those that served during the year were David Arnold, Denis Barker, Clive Scowen, Mark Slatter, Alan Smith, Oliver Sormaz and Ashok Thadi.

The PCC employs various staff members to support the church's ministry and mission. Salaried posts are usually advertised internally and externally, where relevant, before interviews are held. Salaries are set at rates appropriate to the job description and experience of the candidate. Salaries are reviewed annually, or where there are significant changes to a role, in line with the PCC's Staff Remuneration Policy. See Note 4 to the Annual Accounts for further information.

Christ Church Roxeth is a parish of the Church of England belonging to the Deanery of Harrow, within the Willesden Episcopal Area of the Diocese of London. The PCC maintains a close relationship with the wider diocese, providing active representation at Deanery Synod and having lay members serving on the General Synod, as well as working in partnership with local churches and making an additional contribution above core costs towards the diocesan Common Fund.

During the year, the following sub-committees reported to the PCC:

- **Standing Committee** - This is the only committee required by law. It has the power to transact the business of the PCC between its meetings, subject to any directions given by the Council. The committee at 31st December 2022 consisted of the following PCC members: the Vicar, the two Churchwardens, the Treasurer, the PCC Secretary and the Licensed Lay Minister.
- **Finance Team** - This committee oversees, monitors and makes recommendations on finance related matters to the PCC. The PCC still retains full accountability for all finance related decision-making. Its members at 31 December 2022 were Arthur Akhurst, Sue Arnold, Paul Gabriel (Chair), Jean-Leandre Guede, Clive Scowen, Ashok Thadi (Treasurer), and Sami Yohannes.
- **Premises Team** - This committee oversees all property related matters on behalf of the PCC. Its members at 31 December 2022 were Arthur Akhurst, David Arnold, Sue Arnold (Chair), Paul Gabriel, Bola George, Mark Slatter and Jonathan White.

• **Leadership Team** - The Leadership Team consists of the church's paid staff, Churchwardens, Licensed Lay Ministers and several volunteer leaders, each of whom is responsible for a specific aspect of church life. The Leadership Team gathers regularly and works with PCC representatives and other church members to consider key aspects of church life:

- ♦ **Sunday Ministry** - Shaping our Sunday services to enable all generations to encounter God in scripture, worship and prayer.
- ♦ **Discipleship** - Building a clear pathway from welcome to committed discipleship to enable every person to discover and grow in faith.
- ♦ **Mission** - Developing an integrated vision for global, local and frontline mission; overseeing the distribution of funds to various mission partners, organisations and individuals.
- ♦ **Youth & Children** - Growing holistic ministry to children and young people.
- **Mission Focus Team** - This group is responsible for relations with our Mission Partners and, keeping under review who those partners are and recommending a budget for their support; and for encouraging mission in the parish and locality. The members at 31 December 2022 were Sue Arnold, Penny Carballo-Smith, Anne-Marie Dennis, Simon Durrant, Ron Jeeves, Rachel Matthews, Clive Scowen (Chair) and Elaine Weaver.
- **Safeguarding Team** - This small team oversees the church's responsibility for safeguarding children, young people and vulnerable adults. As at 31 December 2022 the members were Penny Carballo-Smith, Simon Durrant, Marian Isherwood, Bola Kosoko and Elaine Weaver

OBJECTIVES AND ACTIVITIES

Christ Church Roxeth's PCC has the responsibility of co-operating with the Vicar in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has maintenance responsibilities for the Church and its related buildings, is the managing trustee of property vested for its benefit in the London Diocesan Fund and is responsible for managing the church's finances.

ACHIEVEMENTS, PERFORMANCE AND PLANS FOR THE FUTURE

The PCC met formally on 8 occasions during the year, mostly in person but occasionally via Zoom. Formal sub-committees met between meetings and notes of their deliberations were received by the full PCC and discussed where necessary. Key outcomes from the Leadership Team and its various thematic areas of focus were reported to each PCC meeting through a Vicar's Report. A major concern which the PCC has had to address in the course of the year has been a growing gap between its income and expenditure, leading to decisions to suspend recruitment of a new worship team pastor and premises manager and to reduce contributions in 2023 to the diocesan Common Fund, and to requests to church members to increase their capital and revenue giving which were only partly successful. A full account of the activities of the Parish will be made available to the APCM. This will include detail of plans for the future, particularly in relation to the continuing development of our mission through the *found* charity shop and involvement in the OneChurch Harrow church planting movement (in partnership with St Peter's, West Harrow and St Paul's, South Harrow).

PUBLIC BENEFIT

The PCC members have a statutory duty under the Charities Act 2011 to have regard to the guidance issued from time to time by the Charity Commission. PCC members have read the Charity Commission guidance, Charities and Public Benefit, and the supplementary guidance in The Advancement of Religion for the Public Benefit and have had regard to it in making relevant decisions. The PCC believes that this report taken as a whole provides evidence of the public benefit of the PCC's work in 2022. The PCC helps to promote the whole mission of the Church, including its pastoral, evangelistic, social and ecumenical duties, and that in so doing it provides a benefit to the public by:

- Providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its adherents and for anyone who wishes to benefit from what the Church offers.
- Promoting Christian values and services by members of the Church in and to their communities, to the benefit of individuals and society as a whole.
- Disbursing a number of grants to individuals and organisations, in line with an agreed policy. These include the provision of support for core Mission Partners and making donations to support the wider church, relief of poverty and injustice, and outreach ministry in schools. Details are contained in Note 3 of the Annual Accounts.

FINANCIAL REVIEW

Overall, during 2022, the PCC had an income of £294,854 and an expenditure of £322,560. The majority of the income has come in the form of voluntary donations from members, property income and through Gift Aid.

The PCC currently has £155,720 designated into the "Grange Farm Community Mission Fund", the remainder of the proceeds from the sale of the Grange Farm Community Centre to the London Borough of Harrow as part of the redevelopment of the surrounding estate. These funds are set aside pending the identification of an appropriate use to enable community outreach to the estate and surrounding area.

A substantial amount of voluntary help was received during the year which is not reflected as a cost in the accounts. Without this unpaid assistance, the work undertaken in the parish would be severely reduced.

RISK MANAGEMENT

Members of the PCC received an initial induction at the start of the PCC year, which covered the key responsibilities of a charity trustee. The PCC continues to monitor the major risks which impact on the work of the Church. A set of financial procedures for monitoring and controlling monetary transactions have been in place for some time, with the most recent review occurring in March 2019. It is considered that these procedures contain the required elements of establishing a record of the sums received at the earliest opportunity, segregation of duties and evidencing the control over this area of activity. A Safeguarding Policy agreed by

review occurring in March 2019. It is considered that these procedures contain the required elements of establishing a record of the sums received at the earliest opportunity, segregation of duties and evidencing the control over this area of activity. A Safeguarding Policy agreed by the Diocese is approved by the PCC annually to cover both children and vulnerable adults and remains under regular review. The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, in relation to having due regard to House of Bishops' guidance on safeguarding children and vulnerable adults. The Safeguarding Officer (Bola George) is supported by a safeguarding team who oversee the implementation of agreed procedures for children and vulnerable adults, and provide regular reports to the PCC. PCC members are also expected to undertake training on safeguarding procedures on a rolling three-year programme.

The PCC review existing controls to deal with all areas of risk on an ongoing basis, and a full review of key policies and risk assessments is ongoing. It is the intention that policies will be introduced to cover other risks as they are identified. The consecrated and beneficed buildings and contents of the Church are adequately insured, where possible, with the Ecclesiastical Insurance Group.

RESERVES AND INVESTMENT POLICY

The PCC seeks to plan and budget expediently in order to enable the General Fund to break even on an ongoing basis. The PCC also has funds designated in the Grange Farm Community Mission Fund and resolved on 5th February 2018 to place the majority of these funds on deposit with M&G and Hampshire Savings Trust, pending the identification of an appropriate use for the funds to enable community outreach to the new estate and surrounding area. As mentioned in the Financial Review section above, the current value of the fund at 31st December 2022 is £155,720.

APPOINTMENT OF AN INDEPENDENT EXAMINER

The changes brought in through the Charities Act 2006 lifted the net incoming resources threshold, below which entities are no longer legally required to have a statutory audit, to £1,000,000. It is not expected that the PCC's income will breach this threshold in the immediate future, and accordingly the APCM endorsed the appointment of a professionally qualified Independent Examiner to review annually the books and accounts of the PCC, as required for entities with income in excess of £250,000. David Green was appointed as Independent Examiner on 8th May 2022 and will be proposed to continue in this role at the forthcoming Annual Parochial Church Meeting.



Rev. Simon Durrant
Chairman of the PCC

Date 27/4/23

**INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF
THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF
CHRIST CHURCH ROXETH (HARROW)**

I report on the accounts of the Parochial Church Council of the Ecclesiastical Parish of Christ Church Roxeth (Harrow) for the year ended 31 December 2022, which are set out on pages 7 to 19.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The PCC's gross income exceeded £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 Commission under section 145 (5) (b) of the 2011 Act; and
- To state whether particular matters have come to my attention.

Basis of this report

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

Independent examiner's statement

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

- (1) which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the requirements of the Act and the Regulations have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Name:

David Green
Gowers Ltd
Chartered Accountants
The Old School House
Bridge Road
Hunton Bridge
Kings Langley
Hertfordshire
WD4 8SZ

Relevant professional body:

Institute of Chartered Accountants in England & Wales

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Income and endowments from:						
Voluntary income	190,958	140	38,889	—	229,987	185,723
Income from charitable activities	5,053	—	—	—	5,053	2,066
Activities for generating funds	390	—	—	—	390	531
Investment income	32,432	20,000	—	—	52,432	50,809
Legacy income	—	—	—	—	—	5,000
Other income	6,395	—	595	—	6,990	10,846
Sale of Property	—	—	—	—	—	—
Total income	235,230	20,140	39,484	—	294,854	254,977
Expenditure on:						
Cost of generating funds	601	—	—	—	601	323
Charitable activities	—	—	—	—	—	—
Premises Maintenance	—	24,211	—	—	24,211	23,960
Common Fund	103,254	—	—	—	103,254	85,200
Missionary and Charitable Giving	24,923	—	—	—	24,923	26,669
Salaries, NI & Pension	36,225	2,457	55,854	—	94,536	85,115
Youth & Children's Work	396	3,429	11,341	—	15,166	9,366
Church running costs	41,407	961	—	—	42,369	39,870
Mortgage interest	—	—	—	—	—	—
Community Outreach	3,418	—	—	—	3,418	5,852
Governance costs	1,644	—	—	—	1,644	1,992
Expenses related to investment properties	12,435	—	—	—	12,435	7,936
Total expenditure	224,305	31,059	67,195	—	322,560	286,286
Gains / losses on investment assets	—	14	—	—	—	11,211
Net income / (expenditure) resources	10,924	(10,905)	(27,711)	—	(27,692)	(20,097)
Transfers						
Gross transfers between funds - in	—	—	—	—	—	—
Gross transfers between funds - out	—	—	—	—	—	—
Other recognised gains / losses						
Gains on revaluation, fixed assets, charity's own use	—	—	—	—	—	—
Net movement in funds	10,924	(10,905)	(27,711)	—	(27,692)	(20,097)
Reconciliation of funds						
Total funds brought forward	55,343	806,870	31,164	—	893,378	913,476
Total funds carried forward	66,268	795,965	3,453	—	865,686	893,378

There may be minor discrepancies in the totals if the pence are not being shown

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

BALANCE SHEET AT 31 DECEMBER 2022

	As at 31/12/2022	As at 31/12/2021
Fixed assets		
6430: Property - Southdown	426,000	426,000
6432: Property - Lodge Roxeth Hill	1	1
6435: Property - Shaftesbury Parade	250,000	250,000
Total Fixed assets	676,001	676,001
Current assets		
6501: Bank current account	63,487	91,193
6520: Hampshire Trust Bank	60,303	60,153
6530: M&G Investments	67,864	67,999
Z05: Accounts Receivable	—	—
Total Current assets	191,654	219,346
Liabilities		
6601: Diocese Loan - Kneeler Stone	—	—
6620: Triodos Mortgage	—	—
6639: Agency collections	289	289
Z04: Accounts Payable	1,680	1,680
Total Liabilities	1,969	1,969
Net Asset surplus (deficit)	865,686	893,378
Reserves		
Excess / (deficit) to date	(27,706)	—
Z01: Starting balances	893,378	893,378
Z02: Other gains/(losses)	14	—
Total Reserves	865,686	893,378

Represented by Funds		
Unrestricted	66,268	55,343
Designated	795,965	806,870
Restricted	3,453	31,164
Endowment	—	—
Total	865,686	893,378

Approved and authorised for issue by the Parochial Church Council on 27/4/23 and signed on its behalf by



Rev Simon Durrant (chairman)



Sue Arnold (vice-chairman)

The accompanying notes form a part of these financial statements.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

REGISTERED CHARITY NUMBER: 1134836

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

1. Accounting policies

a. Accounting convention

The financial statements have been prepared in accordance with the Church Accounting Regulations 2006 (not verified) and in accordance with the PCC's Powers Measure, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016).

The PCC meets the definition of a public benefit entity under FRS 102. See the "Administrative Information" section in the Trustees Annual Report for detail of the legal status of the PCC.

The accounts have been prepared in sterling which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest pound.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

The financial statements have been prepared under the historical cost convention. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those which are informal gatherings of church members.

b. Funds accounting

Funds held by the PCC are:

- Unrestricted funds - general funds which can be used for PCC ordinary purposes.
- Designated funds - monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.
- Restricted funds - a) income from trusts which may be expended only on those restricted objects provided in the terms of the trust; b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

c. Incoming resources

All incoming resources are accounted for gross and include income tax recoverable under Gift Aid where appropriate.

Voluntary Income

Collections are recognised when received.

Planned giving is recognised when receivable.

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

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

All other income

All other income is recognised when it is receivable.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

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

Church Activities

The diocesan parish contribution (Common Fund) is accounted for on an accruals basis. Any parish contribution unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the balance sheet.

e. Fixed Assets

Fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts. The insurance value of the Church buildings is £6,950,000.

Investment property assets are freehold properties which are held on the Balance Sheet at their fair value.

Movable church furnishings held by the Vicar and Churchwardens on special trust for the PCC and which require a faculty for disposal, are accounted as inalienable property unless consecrated. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Individual items acquired since 2000 have been capitalized in the accounts and depreciated over their useful economic life.

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over their expected useful lives, for assets above £500. The rates generally applicable are:

IT and Music Equipment	20%-33% straight line
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It is a policy of the PCC to charge depreciation on freehold property. However, it is also the PCC's policy to maintain such assets in a continual state of sound repair. Accordingly, the useful economic life of these assets is so long and residual values so high that any depreciation would not be material. In addition, these assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

f. Current Assets

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

g. Financial Instruments

The PCC only has financial assets and liabilities of a kind that qualify as basic financial instruments. These are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised costs using the effective interest method.

h. Pensions

Employees of the Charity are invited to join an auto-enrolment compliant pension scheme details of which are contained in note 4a. There were no outstanding contributions at the year end relating to staff members who have opted into the scheme. The costs of the scheme are included within staff costs and charged to the unrestricted funds of the Charity.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

2. Incoming resources

	Unrestricted	Designated	Restricted	Endowment	This year	TOTAL Last year
Income and endowments						
<i>Voluntary income</i>						
0101 - Bank Standing Orders	118,873	—	—	—	118,873	128,171
0110 - FWO Envelopes	—	—	—	—	—	300
0255 - Other Donations-NGA	1,057	—	—	—	1,057	10
0258 - CAFAGAYE Income-NGA	1,956	—	—	—	1,956	2,823
0280 - Miscellaneous Income	13,986	—	—	—	13,986	2,667
0301 - Loose plate collections	916	—	—	—	916	375
0350 - Online Giving	8,944	—	—	—	8,944	10,678
0415 - Youth Work-Gifts (R)	—	140	—	—	140	—
0420 - Youth Work-Restricted (R)	—	—	10,119	—	10,119	15,263
0435 - Children-Restricted (R)	—	—	12,155	—	12,155	6,676
0450 - Gifts for Mission-Restricted (R)	—	—	16,574	—	16,574	970
0601 - Gift Aid	45,094	—	—	—	45,094	17,468
1230 - Jelly Tots	128	—	39	—	168	320
<i>Voluntary income Totals</i>	190,958	140	38,889	—	229,987	185,723
<i>Income from charitable activities</i>						
0405 - Church Events Income	527	—	—	—	527	1,476
1104 - Funeral Fees	1,146	—	—	—	1,146	290
1240 - Church Hall Lettings	3,380	—	—	—	3,380	300
<i>Income from charitable activities Totals</i>	5,053	—	—	—	5,053	2,066

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Activities for generating funds						
1210 - Bookstall Income	390	—	—	—	390	531
Activities for generating funds Totals	390	—	—	—	390	531
Investment income						
1030 - Rent-Lodge	12,500	—	—	—	12,500	11,600
1032 - Rent-Shafesbury Parade (D)	—	20,000	—	—	20,000	16,333
1033 - Rent-Southdown Crescent	19,932	—	—	—	19,932	22,876
Investment income Totals	32,432	20,000	—	—	52,432	50,809
Legacy income						
0701 - Legacies	—	—	—	—	—	5,000
Legacy income Totals	—	—	—	—	—	5,000
Other income						
1310 - Insurance Claims/Refunds	656	—	595	—	1,251	6,646
1330 - Employment Allowance	5,739	—	—	—	5,739	4,200
Other income Totals	6,395	—	595	—	6,990	10,846
Income and endowments Grand totals	235,230	20,140	39,484	—	294,854	254,977

3. Resources expended

Expenditure

Cost of generating funds

2270 - Discipleship: Bookstall	601	—	—	—	601	323
Cost of generating funds Totals	601	—	—	—	601	323

Charitable activities

2710 - Premises Improvements (D)	—	132	—	—	132	4,861
2720 - CCR: Maintenance (D)	—	23,099	—	—	23,099	17,014
2730 - CCR-Premises Safety (D)	—	979	—	—	979	2,084
	—	24,210	—	—	24,210	17,014
1910 - Diocesan Common Fund	102,240	—	—	—	102,240	85,200

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
9960 - Transfer to Revolut	1,014	—	—	—	1,014	—
1806 - Mission-Eather Challis	400	—	—	—	400	4,400
1809 - Mission-Just Earth	4,992	—	—	—	4,992	4,579
1811 - Mission:FSCI	3,600	—	—	—	3,600	3,300
1812 - Mission:Susie Philips	3,600	—	—	—	3,600	3,300
1813 - Mission Radstock-Paul Williams	7,320	—	—	—	7,320	5,900
1816 - Mission:Re:Generation	4,500	—	—	—	4,500	4,125
1821 - Mission-Poverty Injustice & Suffering	260	—	—	—	260	1,064
1833 - Mission:Found Transformation Partner	251	—	—	—	251	—
	25,937	—	—	—	25,937	26,668
2550 - Youth Work Expenses (R)	—	—	94	—	94	—
2551 - Youth Work-Training/Accreditation	396	—	—	—	396	527
2552 - Youth Work-Discipleship (R)	—	—	616	—	616	100
2555 - Youth Work-Community Worker Exps	—	—	59	—	59	58
2556 - Youth Work-Jack Patchey (R)	—	—	1,849	—	1,849	—
2557 - Youth Work-Summer Days (R)	—	—	7,854	—	7,854	3,776
2570 - Children's Work-Expenses (D)	—	746	—	—	746	519
2571 - Children's Work-Gifts (D)	—	—	—	—	—	251
2572 - Children's Work-Special Events (D)	—	1,777	—	—	1,777	3,265
2573 - Children's Work-Outreach (R)	—	—	—	—	—	200
2574 - Children's Work-Grange Farm (R)	—	—	866	—	866	346
2575 - Children's Work-Jelly Tots (D)	—	843	—	—	843	303
2577 - Children's Work-Training (D)	—	62	—	—	62	10
2578 - Children's Work-Team Building @	—	—	—	—	—	7
	396	3,428	11,338	—	15,162	9,362

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
1750 - Bank Charges	317	—	—	—	317	345
1780 - Recruitment Costs	75	—	—	—	75	443
1940 - Subscriptions	67	—	—	—	67	80
2101 - Vicar-Expenses and Hospitality (D)	—	335	—	—	335	—
2103 - Vicar-Leadership & Training	804	—	—	—	804	25
2105 - Vicar-Discretionary Fund (D)	—	626	—	—	626	2,548
2108 - Vicar-Telephone	416	—	—	—	416	444
2201 - Discipleship:Conferences/Training/Events	382	—	—	—	382	475
2230 - Discipleship:Prayer Resources	—	—	—	—	—	99
2260 - Discipleship:Hospitality	179	—	—	—	179	632
2301 - IT-Internet & Website	1,361	—	—	—	1,361	1,394
2305 - IT-Software	2,124	—	—	—	2,124	1,344
2307 - IT-Hardware	609	—	—	—	609	3,088
2310 - Communications-Advertising & Printing	296	—	—	—	296	669
2313 - Communications-Digital & Online	558	—	—	—	558	856
2315 - Communications-Development	97	—	—	—	97	142
2318 - CCR-Equipment	454	—	—	—	454	490
2320 - CCR-Stationery	460	—	—	—	460	333
2325 - CCR-Photocopier Lease	752	—	—	—	752	1,098
2329 - CCR-Photocopier Operating	850	—	—	—	850	344
2331 - CCR-Cleaning	10,187	—	—	—	10,187	3,097
2350 - CCR-Gardening	299	—	—	—	299	—
2355 - CCR-Flowers	45	—	—	—	45	—
2381 - CCR-Insurance	6,138	—	—	—	6,138	5,925
2390 - CCR-Telephone	717	—	—	—	717	609
2401 - CCR-Electric	3,454	—	—	—	3,454	1,676
2410 - CCR-Gas	3,007	—	—	—	3,007	3,456
2420 - CCR-Water	480	—	—	—	480	959
2430 - CCR-Refuse Collection	702	—	—	—	702	971
2500 - Worship:CCLI Licences	—	—	—	—	—	1,268
2520 - Worship:Resources	209	—	—	—	209	—
2524 - Worship:Other Expenses	191	—	—	—	191	63
2528 - Worship:Equipment	1,482	—	—	—	1,482	3,652
2529 - Worship Organist Fees	—	—	—	—	—	85
2530 - Services:Consumables	416	—	—	—	416	207
2535 - Services:Refreshments	1,276	—	—	—	1,276	524
2539 - Services:Special Services	1,102	—	—	—	1,102	116
2540 - Services:Visiting Speakers	65	—	—	—	65	1,187
9901 - Transport-per mile	63	—	—	—	63	42
9909 - Transport-Other	54	—	—	—	54	100
9930 - Miscellaneous Expenditure	1,704	—	—	—	1,704	1,083
	41,392	961	—	—	42,353	39,869
1862 - Community Outreach: One Church Harrow	2,500	—	—	—	2,500	5,600
1863 - Community Outreach:Other	918	—	—	—	918	252
Charitable activities Totals	3,418	—	—	—	3,418	5,852

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Governance costs						
1950 - Examiners Fees	1,644	—	—	—	1,644	1,992
Governance costs Totals	1,644	—	—	—	1,644	1,992
Expenses related to investment properties						
2840 - Lodge-Insurance	751	—	—	—	751	912
2844 - Lodge-Maintenance	500	—	—	—	500	1,346
2853 - Southdown-Insurance	534	—	—	—	534	293
2854 - Southdown-Maintenance	1,396	—	—	—	1,396	587
2856 - Southdown-Council Tax	7,157	—	—	—	7,157	3,460
2863 - Shaftesbury-Insurance	1,434	—	—	—	1,434	1,337
2864 - Shaftesbury-Maintenance	660	—	—	—	660	—
Expenses related to investment properties Totals	12,435	—	—	—	12,435	7,936

4. Staff costs

a. Wages, salaries and pensions

The average number of employees during the year was 4. The total salary and National Insurance costs were £85,421 and no employee had remuneration greater than £60,000. During the year, the PCC paid for the services of a part time organist, but no payment was large enough to attract National Insurance costs.

Pension Builder Scheme

Christ Church Roxeth participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections:

1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections;
 - a. a deferred annuity section known as Pension Builder Classic, and,
 - b. a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable 2022: £7,964, (2021: £7,045).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2019. The next valuation is due as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a deficit of £4.8m on the ongoing assumptions used. At the most recent annual review, the Board chose to grant a discretionary bonus of 3% following improvements in the funding position over 2021. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £5.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, Christ Church Roxeth could become responsible for paying a share of the failed employer's pension liabilities.

b. Payments to PCC members and key management personnel

The key management personnel that have been identified by the trustees include the members of the Standing Committee. Of these personnel, the Rev. Simon Durrant was remunerated by the Diocese. No member of the PCC received remuneration, expenses or benefits purely in respect of their services as members of the PCC.

The church's employees included Alan Dempster (Operations Coordinator), who is an ex-officio member in his capacity as a Deanery Synod representative and PCC Secretary. Other members of staff occasionally attend PCC meetings. Members of staff would normally leave the room during discussions on employment matters, as is deemed appropriate.

The PCC has a conflicts of interest policy which is reviewed each year after the APCM. PCC members declare interests annually to the PCC Secretary, and to the chair of each meeting when there is a relevant issue on the agenda.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

5. Investment property

	As at 31/12/2022	As at 31/12/2021
Property		
6430: Property - Southdown	426,000	426,000
6432: Property - Lodge Roxeth Hill	1	1
6435: Property - Shaftesbury Parade	250,000	250,000
Total Property	676,001	676,001

a. The freehold land and buildings comprise:

- The residential property at 69 Southdown Crescent, South Harrow, purchased in 1964 for housing a curate, as it was so used until 2010. Having been let as an investment property until December 2018, it was used to house a returning missionary family at a subsidised rent from January to July 2019. It was then used to house a church planting curate for One Church Harrow, with funds being provided by the Diocese of London and it is now again let as an investment. It was last valued by an Independent Chartered Surveyor at £315,000 in 2011, although the trustees revised this to £435,000 in 2018 based on subsequent changes to market value as determined by local property prices, a revaluation gain of £111,000. The current market value is deemed to be the fair value.
 - The Lodge at the top of the Church drive is presently let to a church family. The Lodge, originally built on Glebe Land, was purchased by the PCC from the Incumbent for £1 in 1956, with an option for the incumbent to buy it back for £1 in the event of the PCC wishing to sell it. The trustees believe that the market value of the property is restricted to £1 as the restricted covenant has not been lifted and so deem this to be the fair value.
 - A commercial shop unit with a maisonette above at 9 Shaftesbury Parade was purchased in 2012 and is let to the CCR Foundation for use as a charity shop. It was valued at £250,000 after the disposal of the maisonette on a 125 year lease. This is considered still to be the current market value of this investment property, and the current market value is deemed to be the fair value.
 - The Hall and Lounge are adjacent to and attached to the church. The PCC does not intend to dispose of the Hall and Lounge and no capital value is assigned to it.
- b. In 2006, following the completion of the YMCA Roxeth Gate building, as part of the former Harrow Hospital nurses hostel redevelopment, Christ Church took the freehold of that portion of the site, which is vested in the London Diocesan Fund (LDF), and granted a 125 year lease to the West London YMCA on a peppercorn rent until 2131. The restrictions placed on the usage of the site and the terms of the lease are such that no value has been placed on the site and as such the asset does not appear on the PCC's balance sheet.
- c. All the freehold property noted above is vested in the LDF under the Parochial Church Councils (Powers) Measure 1956. The PCC is the managing trustee. Since the PCC substantively bears the risks and rewards of ownership, the value of these freehold assets is included in the PCC balance sheet.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

6. Analysis of net assets and liabilities

			Balance	Previous balance
Tangible assets				
6430: Property - Southdown - Asset				
Capital	Designated		426,000	426,000
			<u>426,000</u>	<u>426,000</u>
6432: Property - Lodge Roxeth Hill - Asset				
Capital	Designated		1	1
			<u>1</u>	<u>1</u>
6435: Property - Shaftesbury Parade - Asset				
Capital	Designated		250,000	250,000
			<u>250,000</u>	<u>250,000</u>
	Tangible assets		676,001	676,001
Cash at bank and in hand				
6501: Bank current account - Asset				
General fund	Unrestricted		67,948	57,023
Youth-Restricted	Restricted		(17,790)	11,088
Youth-Designated	Designated		183	43
Children-Restricted	Restricted		(9,852)	6,149
Children-Designated	Designated		(1,363)	274
Grange Farm Community Mission Fund	Designated		27,553	16,801
Premises Development Fund	Designated		(30,146)	(10,935)
Premises Development Fund	Restricted		2,595	2,000
Mission-Restricted	Restricted		17,270	696
Vicar Discretionary	Designated		(4,430)	(3,468)
Vicar Discretionary	Restricted		10,906	10,906
Community Resources Fund	Restricted		—	—
Agency collection	Restricted		612	612
			<u>63,487</u>	<u>91,193</u>
6520: Hampshire Trust Bank - Asset				
Grange Farm Community Mission Fund	Designated		60,303	60,153
			<u>60,303</u>	<u>60,153</u>
6530: M&G Investments - Asset				
Grange Farm Community Mission Fund	Designated		67,864	67,999
			<u>67,864</u>	<u>67,999</u>
	Cash at bank and in hand		191,654	219,346
Agency accounts				
6699: Agency collections - Liability				
General fund	Unrestricted		—	—
Agency collection	Restricted		289	289
			<u>289</u>	<u>289</u>
	Agency accounts		289	289
Z04: Accounts Payable - Liability				
General fund	Unrestricted		1,680	1,680
			<u>1,680</u>	<u>1,680</u>
	Amounts falling due in one year		1,680	1,680
	Grand Total		865,686	893,378

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

7. Statement of funds

Fund	Fund balances brought forward	Incoming Resources	Outgoing Resources	Transfers	Gains and Losses	Fund balances Carried forward
General fund	55,343	235,230	224,305	—	—	66,268
Youth-Restricted	11,088	10,119	38,998	—	—	(17,790)
Youth-Designated	43	140	—	—	—	183
Children-Restricted	6,149	12,194	28,196	—	—	(9,852)
Children-Designated	274	4,248	5,886	—	—	(1,363)
Grange Farm Community Mission Fund	144,954	10,752	—	—	14	155,720
Premises Development Fund	(8,935)	5,595	24,211	—	—	(27,551)
Mission-Restricted	696	16,574	—	—	—	17,270
Vicar Discretionary	7,438	—	961	—	—	6,476
Community Resources Fund	—	—	—	—	—	—
Agency collection	323	—	—	—	—	323
Capital - Capital	676,001	—	—	—	—	676,001
Totals	893,374	294,852	322,577	—	14	865,685

- The Youthwork Fund represents restricted funds donated to the church's youth & children's ministry. This includes grant funding received from the Bishop of London's Mission Fund, Orley Farm School Trust and CCR Foundation to enable the employment of a Community Children's & Youth Worker.
- The Grange Farm Community Mission Fund represents designated funds set aside by the PCC from the proceeds of the sale of the Grange Farm Community Centre. These funds are supplemented by 75% of rental income received from 9 Shaftesbury Parade (the *found* charity shop). These funds are set aside to be invested in community mission to the future estate and surrounding community.
- The Premises Development Fund (Designated) represents designated funds set aside by the PCC to carry out works to develop church premises.
- The Premises Development Fund (Restricted) represents restricted gifts received from church members to enable improvement to church premises.
- The Mission Fund represents restricted gifts received from church members to support global and local mission work.
- The Vicar's Discretionary Fund represents restricted gifts received from church members and funds set aside to enable the Vicar to disburse funds to respond to urgent pastoral needs.
- The Capital Fund represents the value of the unrestricted Freehold Property owned by the PCC, which comprises 69 Southdown Crescent (revalued at £426,000), the Charity Shop at 9 Shaftesbury Parade (included at 2012 independent valuation less capital mortgage owing) and The Lodge (revalued at £1). See Note 5 for further information.

8. Related parties

Some members of the PCC are also trustees of other charitable bodies (or are related to individuals) that receive mission donations and payments from the PCC. There is no financial benefit to any PCC member in these instances and the PCC's conflict of interest policy has been carefully applied in any discussions relating to financial arrangements.

9. Rounding

Since the pence are not shown in these financial statements, there may be minor rounding differences within the statements.

Accounts

THE PAROCHIAL CHURCH COUNCIL OF THE
ECCLESIASTICAL PARISH OF
CHRIST CHURCH ROXETH (HARROW)

ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED
31 DECEMBER 2021

Registered Charity number: 1134836

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THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF CHRIST CHURCH ROXETH (HARROW)

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

Administrative Information

Christ Church Roxeth is situated in the London Borough of Harrow. The correspondence address is Christ Church Roxeth, Roxeth Hill, Harrow, Middlesex, HA2 0JN. The Parochial Church Council (PCC) is, by Section 3 of the Parochial Church Councils (Powers) Measure 1956, a body corporate with perpetual succession and a charity previously excepted from registration with the Charity Commission. Since the implementation of the Charities Act 2006, it has been a requirement of a PCC with the financial income of Christ Church to register as a charity with the Charity Commission. This was undertaken in September 2009, and the date for the PCC registration was confirmed as 11 March 2010 (Charity No. 1134836).

The Annual Report and Accounts are independently examined by David Green of Gowers Ltd who can be contacted at The Old School House, Bridge Road, Hunton Bridge, Kings Langley, Herts, WD4 8SZ. The PCC banks at HSBC Bank, 31 Holborn Circus, London, EC1N 2HR.

PCC members who served between 1 January 2021 and the date this report was signed are:

	<i>Member</i>	<i>Dates (where part only)</i>	<i>Role</i>
<i>Clergy:</i>	The Revd Simon Durrant		Vicar & Chair
	The Revd Marj Mott		Associate Vicar
	The Revd Elaine Weaver		Curate (until 11 July 2021)
			Associate Vicar (from 12 July 2021)
<i>Churchwardens:</i>	Sue Arnold		Vice-Chair
	Paul Gabriel		
<i>General Synod:</i>	Clive Scowen		Licensed Lay Minister
	Alan Smith	(from 1 October 2021)	
<i>Deanery Synod:</i>	Penny Carballo-Smith		
	Helena Tucker		
	Sami Yohannes		
	Andrew Morsley	(until 8 May 2021)	
	Jenny Parker	(from 7 June 2021)	
<i>Elected:</i>	David Arnold		Secretary
	Nicola Bielicki		
	Karen Campbell-White		
	Rachel Calvey		
	Bola George		
	Marianne Isherwood		
	Jenny Parker		
	Ashok Thadi		Treasurer
	Christine Akot	(until 8 May 2021)	
	Joe Calvey	(until 8 May 2021)	
	Mary Dunning	(until 8 May 2021)	
	Maureen Jordan	(until 6 October 2021)	
	Jean-Leandre Guede	(from 9 May 2021)	

Structure, governance and management

The method of appointment of PCC members is set out in the Church Representation Rules. All baptised lay habitual worshippers over the age of 16 are encouraged to register on the Electoral Roll compiled by the Electoral Roll Officer. Members of the Electoral Roll are entitled to vote in the election of members to the Deanery Synod and the PCC, and to stand for election after six months of membership.

The Annual Meeting of Parishioners (AMP) and Annual Parochial Church Meeting (APCM) were held on Sunday 9th May 2021 in person with some members participating via Zoom. The AMP elected two churchwardens and the APCM elected two parochial representatives of the laity to the PCC. At 31 December 2021, there were 187 members on the Electoral Roll (compared with 186 in December 2019).

Matters of policy and substance are discussed at PCC meetings. Financial liaison with the Treasurer and day-to-day spending decisions are undertaken by the Churchwardens and budget holders within parameters agreed at the Standing Committee.

Assistant Churchwardens were appointed by the PCC to assist the Churchwardens in fulfilling their statutory responsibilities during church services. Those that served during the year were David Arnold, Denis Barker, Clive Scowen, Mark Slatter, Alan Smith, Oliver Sormaz and Ashok Thadi.

The PCC employs various staff members to support the church's ministry and mission. Salaried posts are usually advertised internally and externally, where relevant, before interviews are held. Salaries are set at rates appropriate to the job description and experience of the candidate. Salaries are reviewed annually, or where there are significant changes to a role, in line with the PCC's Staff Remuneration Policy. See Note 4 to the Annual Accounts for further information.

Christ Church Roxeth is a parish of the Church of England belonging to the Deanery of Harrow, within the Archdeaconry of Northolt which is coterminous with the Willesden Episcopal Area of the Diocese of London. The PCC maintains a close relationship with the wider diocese, providing active representation at Deanery Synod and having lay members serving on the Diocesan and General Synods, as well as working in partnership with local churches and making an additional contribution above core costs towards the Common Fund of the London Diocesan Fund.

During the year, the following sub-committees reported to the PCC:

- Standing Committee - This is the only committee required by law. It has the power to transact the business of the PCC between its meetings, subject to any directions given by the Council. The committee at 31st December 2021 consisted of the following PCC members: the Vicar, the two Churchwardens, the Treasurer, the PCC Secretary and the Licensed Lay Minister.
- Finance Team - This committee oversees, monitors and makes recommendations on finance related matters to the PCC. The PCC still retains full accountability for all finance related decision-making. Its members at 31 December 2021 were Paul Gabriel (Chair), Ashok Thadi (Treasurer), Arthur Akhurst, Sue Arnold, Karen Campbell-White, Jean-Leandre Guede, Clive Scowen and Sami Yohannes.
- Premises Team - This committee oversees all property-related matters on behalf of the PCC. Its members at 31 December 2021 were Arthur Akhurst, David Arnold, Sue Arnold (Chair), Paul Gabriel, Bola George, Mark Slatter and Jonathan White.
- Leadership Team - The Leadership Team consists of the church's paid staff, Churchwardens, Licensed Lay Ministers and several volunteer leaders, each of whom is responsible for a specific aspect of church life. The Leadership Team gathers regularly and works with PCC representatives and other church members to consider key aspects of church life:

- o Sunday Ministry - Shaping our Sunday services to enable all generations to encounter God in scripture, worship and prayer.
- o Discipleship - Building a clear pathway from welcome to committed discipleship to enable every person to discover and grow in faith.
- o Mission - Developing an integrated vision for global, local and frontline mission; overseeing the distribution of funds to various mission partners, organisations and individuals.
- o Youth & Children - Growing holistic ministry to children and young people.

Objectives and Activities

Christ Church Roxeth's PCC has the responsibility of co-operating with the Vicar in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has maintenance responsibilities for the Church and its related buildings, is the managing trustee of property vested for its benefit in the London Diocesan Fund and is responsible for managing the church's finances.

Achievements, Performance and Plans for the Future

The PCC met formally on seven occasions during the year, mostly in person but sometimes via Zoom. Formal sub-committees met between meetings and notes of their deliberations were received by the full PCC and discussed where necessary. Key outcomes from the Leadership Team and its various thematic areas of focus were reported to each PCC meeting through a Vicar's Report. A full account of the activities of the Parish will be made available to the APCM. This will include detail of plans for the future, particularly in relation to the continuing development of our mission through the Found charity shop, involvement in the OneChurch Harrow church planting movement (in partnership with St Peter's, West Harrow and St Paul's, South Harrow), the departure of our Worship Team Pastor and the recruitment of a replacement.

Public Benefit

The PCC members have a statutory duty under the Charities Act 2011 to have regard to the guidance issued from time to time by the Charity Commission. PCC members have read the Charity Commission guidance, *Charities and Public Benefit*, and the supplementary guidance in *The Advancement of Religion for the Public Benefit* and have had regard to it in making relevant decisions. The PCC believes that this report taken as a whole provides evidence of the public benefit of the PCC's work in 2021. The PCC helps to promote the whole mission of the Church, including its pastoral, evangelistic, social and ecumenical duties, and that in so doing it provides a benefit to the public by:

- Providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its adherents and for anyone who wishes to benefit from what the Church offers.
- Promoting Christian values, and services by members of the Church in and to their communities, to the benefit of individuals and society as a whole.
- Disbursing a number of grants to individuals and organisations, in line with an agreed policy. These include the provision of support for core Mission Partners and making donations to support the wider church, relief of poverty and injustice, and outreach ministry in schools. Details are contained in Note 3 of the Annual Accounts.

Financial Review

Overall, during 2021, the PCC had an income of £254,977 and an expenditure of £286,286. The majority of the income has come in the form of voluntary donations from members and rental income from property and through Gift Aid. Additionally, restricted and designated income of £71,550 from carried forward from the previous financial year (received in the form of grant funds to enable the employment of a Community Children worker, Youth worker and to carry out mission activities) has been made available to fund the roles and activities.

The PCC currently has £144,954 designated into the “Grange Farm Community Mission Fund”, the remainder of the proceeds from the sale of the Grange Farm Community Centre to London Borough of Harrow as part of the redevelopment of the surrounding estate. These funds are set aside pending the identification of an appropriate use to enable community outreach to the estate and surrounding area.

A substantial amount of voluntary help was received during the year which is not reflected as a cost in the accounts. Without this unpaid assistance, the work undertaken in the parish would be severely reduced.

Risk Management

Members of the PCC received an initial induction at the start of the PCC year, which covered the key responsibilities of a charity trustee. The PCC continues to monitor the major risks which impact on the work of the Church. A set of financial procedures for monitoring and controlling monetary transactions have been in place for some time, with the most recent review occurring in March 2019. It is considered that these procedures contain the required elements of establishing a record of the sums received at the earliest opportunity, segregation of duties and evidencing the control over this area of activity. A Safeguarding Policy agreed by the Diocese is approved by the PCC annually to cover both children and vulnerable adults and remains under regular review. The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, in relation to having due regard to House of Bishops’ guidance on safeguarding children and vulnerable adults. The Safeguarding Officer (Bola George) is supported by a safeguarding team who oversee the implementation of agreed procedures for children and vulnerable adults, and provide regular reports to the PCC. PCC members are also expected to undertake training on safeguarding procedures on a rolling three-year programme. The PCC reviews existing controls to deal with all areas of risk on an ongoing basis, and a full review of key policies and risk assessments is ongoing. It is the intention that policies will be introduced to cover other risks as they are identified. The consecrated and beneficed buildings and contents of the Church are adequately insured, where possible, with the Ecclesiastical Insurance Group.

Reserves and Investment Policy

The PCC seeks to plan and budget expediently in order to enable the General Fund to break even on an ongoing basis. The PCC also has control of funds designated in the Grange Farm Community Mission Fund and resolved on 05/02/18 to place the majority of these funds on deposit with M&G and Hampshire Savings Trust, pending the identification of an appropriate use for the funds to enable community outreach to the new estate and surrounding area. As mentioned in the Financial Review section above, current value of the fund is £144,954

Appointment of an Independent Examiner

The changes brought in through the Charities Act 2006 lifted the net incoming resources threshold, below which entities are no longer legally required to have a statutory audit, to £1,000,000. It is not expected that the PCC's income will breach this threshold in the immediate future, and accordingly the APCM endorsed the appointment of a professionally qualified Independent Examiner to review annually the books and accounts of the PCC, as required for entities with income in excess of £250,000. David Green was appointed as Independent Examiner on 9th May 2021 and will be proposed to continue in this role at the forthcoming Annual Parochial Church Meeting.

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Rev. Simon Durrant
Chairman of the PCC

5th May 2022

INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

I report on the accounts of the Parochial Church Council of the Ecclesiastical Parish of Christ Church Roxeth (Harrow) for the year ended 31 December 2021, which are set out on pages 7 to 19.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The PCC's gross income exceeded £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 Commission under section 145 (5) (b) of the 2011 Act; and
- To state whether particular matters have come to my attention.

Basis of this report

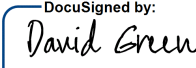
My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in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

Independent examiner's statement

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

- (1) which gives me reasonable cause to believe that in any material respect the requirements
 - To keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the requirements of the Act and the Regulations
 have not been met; or
- (2) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Name:

DocuSigned by:

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David Green
 Gowers Ltd
 Chartered Accountants
 The Old School House
 Bridge Road
 Hunton Bridge
 Kings Langley
 Hertfordshire
 WD4 8SZ

Relevant professional body:

Institute of Chartered Accountants in England & Wales

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Income and endowments from:						
Voluntary income	161,764	1,050	22,909	—	185,723	264,192
Income from charitable activities	2,066	—	—	—	2,066	4,192
Activities for generating funds	531	—	—	—	531	604
Investment income	34,476	16,333	—	—	50,809	50,485
Legacy income	5,000	—	—	—	5,000	5,000
Other income	10,846	—	—	—	10,846	8,520
Total income	214,684	17,383	22,909	—	254,977	332,994
Expenditure on:						
Cost of generating funds	323	—	—	—	323	551
Charitable activities						
Premises Maintenance	—	23,960	—	—	23,960	9,556
Common Fund	85,200	—	—	—	85,200	93,720
Missionary and Charitable Giving	25,169	—	1,500	—	26,669	31,229
Salaries, NI & Pension	35,712	2,457	46,946	—	85,115	92,844
Youth & Children's Work	477	3,990	4,898	—	9,366	8,650
Church running costs	37,321	2,548	—	—	39,870	41,827
Community Outreach	5,852	—	—	—	5,852	8,385
Governance costs	1,992	—	—	—	1,992	1,650
Expenses related to investment properties	7,936	—	—	—	7,936	10,737
Total expenditure	199,985	32,955	53,345	—	286,286	299,151
Gains / losses on investment assets	—	11,211	—	—	11,211	(7,920)
Net income / (expenditure) resources before trans	14,699	(4,361)	(30,436)	—	(20,097)	25,922
Transfers						
Gross transfers between funds - in	—	—	—	—	—	43,363
Gross transfers between funds - out	—	—	—	—	—	(43,363)
Other recognised gains / losses						
Net movement in funds	14,699	(4,361)	(30,436)	—	(20,097)	25,922
Reconciliation of funds						
Total funds brought forward	40,643	811,231	61,600	—	913,476	887,553
Total funds carried forward	55,343	806,870	31,164	—	893,378	913,476

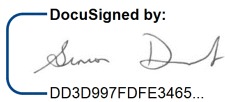
There may be minor discrepancies in the totals if the pence are not being shown

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

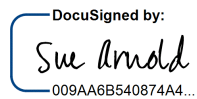
BALANCE SHEET AT 31 DECEMBER 2021

	As at 31/12/2021	As at 31/12/2020
Fixed assets		
6430: Property - Southdown	426,000	426,000
6432: Property - Lodge Roxeth Hill	1	1
6435: Property - Shaftesbury Parade	250,000	250,000
Total Fixed assets	676,001	676,001
Current assets		
6501: Bank current account	91,193	122,394
6520: Hampshire Trust Bank	60,153	59,823
6530: M&G Investments	67,999	57,118
Z05: Accounts Receivable	—	—
Total Current assets	219,346	239,336
Liabilities		
6601: Diocese Loan - Kneeler Stone	—	—
6620: Triodos Mortgage	—	—
6699: Agency collections	289	181
Z04: Accounts Payable	1,680	1,680
Total Liabilities	1,969	1,861
Net Asset surplus (deficit)	893,378	913,476
Reserves		
Excess / (deficit) to date	(31,308)	—
Z01: Starting balances	913,476	921,396
Z02: Other gains/(losses)	11,211	(7,920)
Total Reserves	893,378	913,476

Approved and authorised for issue by the Parochial Church Council on *5th May 2022* and signed on its behalf by

DocuSigned by:

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Rev Simon Durrant (chairman)

DocuSigned by:

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Sue Arnold (vice-chairman)

The accompanying notes form a part of these financial statements.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH**REGISTERED CHARITY NUMBER: 1134836****NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021****1. Accounting policies****a. Accounting convention**

The financial statements have been prepared in accordance with the Church Accounting Regulations 2006 (not verified) and in accordance with the PCC's Powers Measure, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016).

The PCC meets the definition of a public benefit entity under FRS 102. See the "Administrative Information" section in the Trustees Annual Report for detail of the legal status of the PCC.

The accounts have been prepared in sterling which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest pound.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

The financial statements have been prepared under the historical cost convention. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those which are informal gatherings of church members.

b. Funds accounting

Funds held by the PCC are:

- Unrestricted funds - general funds which can be used for PCC ordinary purposes.
- Designated funds - monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.
- Restricted funds - a) income from trusts which may be expended only on those restricted objects provided in the terms of the trust; b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

c. Incoming resources

All incoming resources are accounted for gross and include income tax recoverable under Gift Aid where appropriate.

Voluntary Income

Collections are recognised when received.

Planned giving is recognised when receivable.

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

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

All other income

All other income is recognised when it is receivable.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

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

Church Activities

The diocesan parish contribution (Common Fund) is accounted for on an accruals basis. Any parish contribution unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the balance sheet.

e. Fixed Assets

Fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts. The insurance value of the Church buildings is £6,950,000.

Investment property assets are freehold properties which are held on the Balance Sheet at their fair value.

Movable church furnishings held by the Vicar and Churchwardens on special trust for the PCC and which require a faculty for disposal, are accounted as inalienable property unless consecrated. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Individual items acquired since 2000 have been capitalized in the accounts and depreciated over their useful economic life.

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over their expected useful lives, for assets above £500. The rates generally applicable are:

IT and Music Equipment	20%-33% straight line
------------------------	-----------------------

It is a policy of the PCC to charge depreciation on freehold property. However, it is also the PCC's policy to maintain such assets in a continual state of sound repair. Accordingly, the useful economic life of these assets is so long and residual values so high that any depreciation would not be material. In addition, these assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

f. Current Assets

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

g. Financial Instruments

The PCC only has financial assets and liabilities of a kind that qualify as basic financial instruments. These are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised costs using the effective interest method.

h. Pensions

Employees of the Charity are invited to join an auto-enrolment compliant pension scheme details of which are contained in note 4a. There were no outstanding contributions at the year-end relating to staff members who have opted into the scheme. The costs of the scheme are included within staff costs and charged to the unrestricted funds of the Charity.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

2. Incoming resources

	Unrestricted	Designated	Restricted	Endowment	Total This year	Last year
Income and endowments						
<i>Voluntary income</i>						
0101 - Bank Standing Orders	128,171	—	—	—	128,171	166,720
0110 - FWO Envelopes	300	—	—	—	300	3,143
0250 - Other Planned Giving-NGA	—	—	—	—	—	2,677
0255 - Other Donations-NGA	10	—	—	—	10	248
0258 - CAF/GAYE Income-NGA	2,823	—	—	—	2,823	4,667
0260 - Miscellaneous Income	1,667	1,000	—	—	2,667	844
0301 - Loose plate collections	375	—	—	—	375	2,193
0350 - Online Giving	10,628	50	—	—	10,678	4,179
0410 - Youth Work-Event Income (D)	—	—	—	—	—	70
0420 - Youth Work-Restricted (R)	—	—	15,263	—	15,263	21,683
0435 - Children-Restricted (R)	—	—	6,676	—	6,676	5,132
0440 - Premises-Restricted (R)	—	—	—	—	—	2,000
0450 - Gifts for Mission-Restricted (R)	—	—	970	—	970	990
0550 - Appeals, Specific Donations etc (R)	—	—	—	—	—	161
0601 - Gift Aid	17,468	—	—	—	17,468	42,552
0801 - Recurring grants	—	—	—	—	—	6,500
0901 - Other funds generated	—	—	—	—	—	24
1230 - Jelly Tots	320	—	—	—	320	385
<i>Voluntary income Totals</i>	161,764	1,050	22,909	—	185,723	264,172
<i>Income from charitable activities</i>						
0405 - Church Events Income	1,476	—	—	—	1,476	50
1101 - Wedding Fees	—	—	—	—	—	302
1104 - Funeral Fees	290	—	—	—	290	578
1240 - Church Hall Lettings	300	—	—	—	300	3,261
<i>Income from charitable activities Totals</i>	2,066	—	—	—	2,066	4,192

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

	Unrestricted	Designated	Restricted	Endowment	Total This year	Last year
Activities for generating funds						
1210 - Bookstall Income	531	—	—	—	531	604
Activities for generating funds Totals	531	—	—	—	531	604
Investment income						
1030 - Rent-Lodge	11,600	—	—	—	11,600	11,800
1032 - Rent-Shaftesbury Parade (D)	—	16,333	—	—	16,333	15,858
1033 - Rent-Southdown Crescent	22,876	—	—	—	22,876	22,827
Investment income Totals	34,476	16,333	—	—	50,809	50,485
Legacy income						
0701 - Legacies	5,000	—	—	—	5,000	5,000
Legacy income Totals	5,000	—	—	—	5,000	5,000
Other income						
1310 - Insurance Claims/Refunds	6,646	—	—	—	6,646	3,961
1330 - Employment Allowance	4,200	—	—	—	4,200	3,997
Other income Totals	10,846	—	—	—	10,846	7,958
Income and endowments Grand totals	214,684	17,383	22,909	—	254,977	332,413

3. Resources expended

	Unrestricted	Designated	Restricted	Endowment	Total This year	Last year
Expenditure						
Cost of generating funds						
2270 - Discipleship:Bookstall	323	—	—	—	323	551
Cost of generating funds Totals	323	—	—	—	323	551
Charitable activities						
2710 - Premises Improvements (D)	—	4,861	—	—	4,861	636
2720 - CCR:Maintenance (D)	—	17,014	—	—	17,014	7,058
2730 - CCR-Premises Safety (D)	—	2,084	—	—	2,084	1,744
2820 - Hall:Repairs-installation	—	—	—	—	—	116
	0	23,959	0	0	23,959	9,554
1910 - Diocesan Common Fund	85,200	—	—	—	85,200	93,720

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Unrestricted	Designated	Restricted	Endowment	Total	
					This year	Last year
1806 - Mission-Esther Challis	4,400	—	—	—	4,400	4,800
1809 - Mission-Just Earth	4,579	—	—	—	4,579	4,999
1811 - Mission:FSCI	3,300	—	—	—	3,300	3,600
1812 - Mission:Susie Philps	3,300	—	—	—	3,300	3,600
1813 - Mission Radstock-Paul Williams	4,400	—	1,500	—	5,900	5,800
1816 - Mission:Re:Generation	4,125	—	—	—	4,125	4,500
1821 - Mission-Poverty Injustice & Suffering	1,064	—	—	—	1,064	990
1833 - Mission:Found Transformation Partner	—	—	—	—	—	2,939
	25,168	0	1,500	0	26,668	31,228
2550 - Youth Work Expenses (R)	—	—	—	—	—	200
2551 - Youth Work-Training\Accreditation	477	50	—	—	527	591
2552 - Youth Work-Discipleship (R)	—	—	100	—	100	300
2555 - Youth Work-Community Worker Exps (R)	—	—	58	—	58	1,200
2556 - Youth Work-Jack Petchey (R)	—	—	—	—	—	1,000
2557 - Youth Work-Summer Days (R)	—	—	3,776	—	3,776	—
2558 - Youth Work-University Students (D)	—	—	—	—	—	140
2559 - Youth Work-Team Building (D)	—	—	—	—	—	778
2570 - Children's Work-Expenses (D)	—	519	—	—	519	515
2571 - Children's Work-Gifts (D)	—	251	—	—	251	32
2572 - Children's Work-Special Events (D)	—	2,855	410	—	3,265	54
2573 - Children's Work-Outreach (R)	—	—	200	—	200	—
2574 - Children's Work-Grange Farm (R)	—	—	346	—	346	3,462
2575 - Children's Work-Jelly Tots (D)	—	303	—	—	303	367
2577 - Children's Work-Training (D)	—	10	—	—	10	5
2578 - Children's Work-Team Building (R)	—	—	7	—	7	—
	477	3,988	4,897	0	9,362	8,644

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Unrestricted	Designated	Restricted	Endowment	Total	
					This year	Last year
1750 - Bank Charges	345	—	—	—	345	129
1780 - Recruitment Costs	443	—	—	—	443	309
1940 - Subscriptions	80	—	—	—	80	—
2101 - Vicar-Expenses and Hospitality (D)	—	—	—	—	—	118
2103 - Vicar-Leadership & Training	25	—	—	—	25	16
2105 - Vicar-Discretionary Fund (D)	—	2,548	—	—	2,548	2,823
2108 - Vicar-Telephone	444	—	—	—	444	512
2201 - Discipleship:Confes[Training]Events	475	—	—	—	475	824
2230 - Discipleship:Prayer Resources	99	—	—	—	99	—
2260 - Discipleship:Hospitality	632	—	—	—	632	709
2301 - IT-Internet & Website	1,394	—	—	—	1,394	971
2303 - IT-Churchsuite	—	—	—	—	—	605
2305 - IT-Software	1,344	—	—	—	1,344	1,135
2307 - IT-Hardware	3,088	—	—	—	3,088	2,371
2310 - Communications-Advertising & Printing	669	—	—	—	669	789
2313 - Communications-Digital & Online	856	—	—	—	856	461
2315 - Communications-Development	142	—	—	—	142	18
2318 - CCR-Equipment	490	—	—	—	490	931
2320 - CCR-Stationery	333	—	—	—	333	416
2325 - CCR-Photocopier Lease	1,098	—	—	—	1,098	678
2329 - CCR-Photocopier Operating	344	—	—	—	344	1,022
2331 - CCR-Cleaning	3,097	—	—	—	3,097	5,923
2350 - CCR-Gardening	—	—	—	—	—	400
2355 - CCR-Flowers	—	—	—	—	—	36
2381 - CCR-Insurance	5,925	—	—	—	5,925	6,296
2390 - CCR-Telephone	609	—	—	—	609	494
2401 - CCR-Electric	1,676	—	—	—	1,676	2,184
2410 - CCR-Gas	3,456	—	—	—	3,456	4,364
2420 - CCR-Water	959	—	—	—	959	739
2430 - CCR-Refuse Collection	971	—	—	—	971	655
2500 - Worship:CCLI Licences	1,268	—	—	—	1,268	1,216
2520 - Worship:Resources	—	—	—	—	—	251
2524 - Worship:Other Expenses	63	—	—	—	63	1,737
2528 - Worship:Equipment	3,652	—	—	—	3,652	101
2529 - Worship Organist Fees	85	—	—	—	85	—
2530 - Services:Consumables	207	—	—	—	207	301
2535 - Services:Refreshments	524	—	—	—	524	—
2539 - Services:Special Services	116	—	—	—	116	377
2540 - Services:Visiting Speakers	1,187	—	—	—	1,187	—
9901 - Transport-per mile	42	—	—	—	42	376
9909 - Transport-Other	100	—	—	—	100	1,464
9930 - Miscellaneous Expenditure	1,083	—	—	—	1,083	76
	37,321	2,548	0	0	39,869	41,827
1862 - Community Outreach: One Church Harrow	5,600	—	—	—	5,600	7,000
1863 - Community Outreach:Other	252	—	—	—	252	1,385
	5,852	0	0	5852	5,852	8,385

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted	Designated	Restricted	Endowment	Total This year	Last year
Governance costs						
1950 - Examiners Fees	1,992	—	—	—	1,992	1,650
Governance costs Totals	1,992	—	—	—	1,992	1,650
Expenses related to investment properties						
2840 - Lodge-Insurance	912	—	—	—	912	485
2844 - Lodge-Maintenance	1,346	—	—	—	1,346	2,406
2853 - Southdown-Insurance	293	—	—	—	293	660
2854 - Southdown-Maintenance	587	—	—	—	587	903
2856 - Southdown-Council Tax	3,460	—	—	—	3,460	2,272
2863 - Shaftesbury-Insurance	1,337	—	—	—	1,337	1,337
2864 - Shaftesbury-Maintenance	—	—	—	—	—	2,673
Expenses related to investment properties Totals	7,936	—	—	—	7,936	10,737

4. Staff costs

a. Wages, salaries and pensions

The average number of employees during the year was 4. The total salary and National Insurance costs were £77,051 and no employee had remuneration greater than £60,000. During the year, the PCC paid for the services of a part time organist, but no payment was large enough to attract National Insurance costs.

Pension Builder Scheme

Christ Church Roxeth participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections:

1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections;
 - a. a deferred annuity section known as Pension Builder Classic, and,
 - b. a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable 2021: £7,045, (2020: £7,167).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2019. The next valuation is due as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a deficit of £4.8m on the ongoing assumptions used. At the most recent annual review, the Board chose to grant a discretionary bonus of 3% following improvements in the funding position over 2021. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £5.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, Christ Church Roxeth could become responsible for paying a share of the failed employer's pension liabilities.

b. Payments to PCC members and key management personnel

The key management personnel that have been identified by the trustees include the members of the Standing Committee. Of these personnel, the Rev. Simon Durrant was remunerated by the Diocese. No member of the PCC received remuneration, expenses or benefits purely in respect of their services as members of the PCC.

The church's employees included Alan Dempster (Operations Coordinator), who is an ex-officio member in his capacity as a Deanery Synod representative and PCC Secretary. Other members of staff occasionally attend PCC meetings. Members of staff would normally leave the room during discussions on employment matters, as is deemed appropriate.

The PCC has a conflicts of interest policy which is reviewed each year after the APCM. PCC members declare interests annually to the PCC Secretary, and to the chair of each meeting when there is a relevant issue on the agenda.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

5. Investment property

	As at 31/12/2020	As at 31/12/2019
Property		
6430: Property - Southdown	426,000.00	426,000.00
6432: Property - Lodge Roxeth Hill	1.00	1.00
6435: Property - Shaftesbury Parade	250,000.00	250,000.00
Total property	676,001.00	676,001.00

a. The freehold land and buildings comprise:

- The residential property at 69 Southdown Crescent, South Harrow, purchased in 1964 for housing a curate, as it was so used until 2010. Having been let as an investment property until December 2018, it was used to house a returning missionary family at a subsidised rent from January to July 2019. It is now being used to house a church planting curate for One Church Harrow, with funds being provided by the Diocese of London. It was last valued by an Independent Chartered Surveyor at £315,000 in 2011, although the trustees revised this to £435,000 in 2018 based on subsequent changes to market value as determined by local property prices, a revaluation gain of £111,000. The current market value is deemed to be the fair value.
 - The Lodge at the top of the Church drive is presently let to a church family. The Lodge, originally built on Glebe Land, was purchased by the PCC from the Incumbent for £1 in 1956, with an option for the incumbent to buy it back for £1 in the event of the PCC wishing to sell it. The trustees believe that the market value of the property is restricted to £1 as the restricted covenant has not been lifted and so deem this to be the fair value.
 - A commercial shop unit with a maisonette above at 9 Shaftesbury Parade was purchased in 2012 and is let to the CCR Foundation for use as a charity shop. It was valued at £250,000 after the disposal of the maisonette on a 125 year lease. This is considered still to be the current market value of this investment property, and the current market value is deemed to be the fair value.
 - The Hall and Lounge are adjacent to and attached to the church. The PCC does not intend to dispose of the Hall and Lounge and no capital value is assigned to it.
- b. In 2006, following the completion of the YMCA Roxeth Gate building, as part of the former Harrow Hospital nurses hostel redevelopment, Christ Church took the freehold of that portion of the site, which is vested in the London Diocesan Fund (LDF), and granted a 125 year lease to the West London YMCA on a peppercorn rent until 2131. The restrictions placed on the usage of the site and the terms of the lease are such that no value has been placed on the site and as such the asset does not appear on the PCC's balance sheet.
- c. All the freehold property noted above is vested in the LDF under the Parochial Church Councils (Powers) Measure 1956. The PCC is the managing trustee. Since the PCC substantively bears the risks and rewards of ownership, the value of these freehold assets is included in the PCC balance sheet.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

6. Analysis of net assets and liabilities

			Balance	Previous balance
Tangible assets				
6430: Property - Southdown - Asset				
Capital	Designated		426,000	426,000
			426,000	426,000
6432: Property - Lodge Roxeth Hill - Asset				
Capital	Designated		1	1
			1	1
6435: Property - Shaftesbury Parade - Asset				
Capital	Designated		250,000	250,000
			250,000	250,000
		Tangible assets	676,001	676,001
Cash at bank and in hand				
6501: Bank current account - Asset				
General fund	Unrestricted		57,023	42,323
Youth-Restricted	Restricted		11,088	19,302
Youth-Designated	Designated		43	93
Children-Restricted	Restricted		6,149	27,841
Children-Designated	Designated		274	2,156
Grange Farm Community Mission Fund	Designated		16,801	8,017
Premises Development Fund	Designated		(10,935)	8,941
Premises Development Fund	Restricted		2,000	2,000
Mission-Restricted	Restricted		696	1,186
Vicar Discretionary	Designated		(3,468)	(919)
Vicar Discretionary	Restricted		10,906	10,946
Community Resources Fund	Restricted		—	—
Agency collection	Restricted		612	504
			91,193	122,394
6520: Hampshire Trust Bank - Asset				
Grange Farm Community Mission Fund	Designated		60,153	59,823
			60,153	59,823
6530: M&G Investments - Asset				
Grange Farm Community Mission Fund	Designated		67,999	57,118
			67,999	57,118
		Cash at bank and in hand	219,346	239,336
Agency accounts				
6699: Agency collections - Liability				
General fund	Unrestricted		—	—
Agency collection	Restricted		289	181
			289	181
		Agency accounts	289	181
Z04: Accounts Payable - Liability				
General fund	Unrestricted		1,680	1,680
			1,680	1,680
		Creditors: Amounts falling due in one year	1,680	1,680
		Grand Total	893,378	913,476

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

b. Diocesan Loan

- A loan of £6,000 was received from the Diocese in 2016 to help fund works to repair a cracked kneeler stone. Scheduled repayments of £200 per month commenced in November 2017, with the loan being cleared during 2020.

7. Statement of funds

Fund	Fund balances brought forward	Incoming Resources	Outgoing Resources	Transfers	Gains and Losses	Fund balances Carried forward
General fund	40,643	214,684	199,985	—	—	55,343
Youth-Restricted	19,302	15,263	23,478	—	—	11,088
Youth-Designated	93	—	50	—	—	43
Children-Restricted	27,841	6,676	28,367	—	—	6,149
Children-Designated	2,156	4,516	6,397	—	—	274
Grange Farm Community Mission Fund	124,958	8,784	—	—	—	144,954
Premises Development Fund	10,941	4,083	23,960	—	—	-8,935
Mission-Restricted	1,186	970	1,460	—	—	696
Vicar Discretionary	10,026	—	2,588	—	—	7,438
Community Resources Fund	—	—	—	—	—	—
Capital - Capital	676,001	—	—	—	—	676,001
Totals	913,152	254,977	286,286	—	—	893,054

- The Youthwork Fund represents restricted funds donated to the church's youth & children's ministry. This includes grant funding received from the Bishop of London's Mission Fund, Orley Farm School Trust and CCR Foundation to enable the employment of a Community Children's & Youth Worker.
- The Grange Farm Community Mission Fund represents designated funds set aside by the PCC from the proceeds of the sale of the Grange Farm Community Centre. These funds are supplemented by 75% of rental income received from 9 Shaftesbury Parade (the *found* charity shop). These funds are set aside to be invested in community mission to the future estate and surrounding community.
- The Premises Development Fund (Designated) represents designated funds set aside by the PCC to carry out works to develop church premises.
- The Premises Development Fund (Restricted) represents restricted gifts received from church members to enable improvement to church premises.
- The Mission Fund represents restricted gifts received from church members to support global and local mission work.
- The Vicar's Discretionary Fund represents restricted gifts received from church members and funds set aside to enable the Vicar to disburse funds to respond to urgent pastoral needs.
- The Capital Fund represents the value of the unrestricted Freehold Property owned by the PCC, which comprises 69 Southdown Crescent (revalued at £426,000), the Charity Shop at 9 Shaftesbury Parade (included at 2012 independent valuation less capital mortgage owing) and The Lodge (revalued at £1). See Note 5 for further information.

8. Related parties

Some members of the PCC are also trustees of other charitable bodies (or are related to individuals) that receive mission donations and payments from the PCC. There is no financial benefit to any PCC member in these instances and the PCC's conflict of interest policy has been carefully applied in any discussions relating to financial arrangements.

Accounts

**THE PAROCHIAL CHURCH COUNCIL OF THE
ECCLESIASTICAL PARISH OF
CHRIST CHURCH ROXETH (HARROW)**

ANNUAL REPORT AND ACCOUNTS

**FOR THE YEAR ENDED
31 DECEMBER 2020**

Registered Charity number: 1134836

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**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF CHRIST CHURCH ROXETH (HARROW)**

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

Administrative information

Christ Church Roxeth is situated in the London Borough of Harrow. The correspondence address is Christ Church Roxeth, Roxeth Hill, Harrow, Middlesex, HA2 0JN. The Parochial Church Council (PCC) is, by Section 3 of the Parochial Church Councils (Powers) Measure 1956, a body corporate with perpetual succession and a charity previously excepted from registration with the Charity Commission. Since the implementation of the Charities Act 2006, it has been a requirement of a PCC with the financial income of Christ Church to register as a charity with the Charity Commission. This was undertaken in September 2009, and the date for the PCC registration was confirmed as 11 March 2010 (Charity No. 1134836).

The Annual Report and Accounts are independently examined by David Green of Gowers Ltd who can be contacted at The Old School House, Bridge Road, Hunton Bridge, Kings Langley, Herts, WD4 8SZ. The PCC banks at HSBC Bank, 31 Holborn Circus, London, EC1N 2HR.

PCC members who served between 1 January 2020 and the date this report was signed are:

<i>Clergy:</i>	The Revd Simon Durrant The Revd Elaine Weaver The Revd Marj Mott	Vicar & Chair Curate Associate Vicar
<i>Churchwardens:</i>	Andrew Morsley Sue Arnold Paul Gabriel	Vice Chair (until 19 th April 2020) (from 1 st January 2020) Vice Chair (from 19 th April 2020) (from 19 th April 2020)
<i>General Synod:</i>	Clive Scowen	Licensed Lay Minister
<i>Deanery Synod:</i>	Helena Tucker Marianne Isherwood Alan Dempster Penny Carballo-Smith Sami Yohannes Andrew Morsley	(until 19 th April 2020) (until 30 th November 2020) Secretary (until 19 th April 2020) Licensed Lay Minister (from 19 th April 2020) (from 19 th April 2020) (from 1 st December 2020)
<i>Elected:</i>	Christine Akot Nicola Bielicki Joe Calvey Rachel Calvey Mary Dunning Bola George Maureen Jordan Jenny Parker Ashok Thadi Penny Carballo-Smith Paul Gabriel Natalia Lester-Bush David Arnold Karen Campbell-White Marianne Isherwood	Treasurer (until 19 th April 2020) (until 19 th April 2020) (until 19 th April 2020) Secretary (from 19 th April 2020) (from 19 th April 2020) (from 19 th April 2020)
<i>Co-opted:</i>	Mike Ward	(from 19 th April 2020)

Other roles appointed by the PCC are:

Assistant Treasurers: Arthur Akhurst
Alan Dempster

Electoral Roll Officer: David Arnold

Safeguarding Officer: Scott Flashman
Bola George

(until 1st September 2020)
(from 28th September 2020)

Structure, governance and management

The method of appointment of PCC members is set out in the Church Representation Rules. All baptised lay habitual worshippers over the age of 16 are encouraged to register on the Electoral Roll compiled by the Electoral Roll Officer. Members of the Electoral Roll are entitled to vote in the election of members to the Deanery Synod and the PCC, and to stand for election after six months of membership.

The Annual Meeting of Parishioners (AMP) and Annual Parochial Church Meeting (APCM) were held on 19th April 2020 via Zoom. The AMP elected two churchwardens and the APCM elected four members of the Deanery Synod and five parochial representatives of the laity. At 31 December 2020, there were 184 members on the Electoral Roll (compared with 180 in Dec 2019).

Matters of policy and substance are discussed at PCC meetings. Financial liaison with the Treasurer and day-to-day spending decisions are undertaken by the Operations Co-ordinator and budget holders within parameters agreed at the Standing Committee.

Deputy Churchwardens were appointed by the APCM to assist the Churchwardens in the coordination of teams of assistant churchwardens for each service. Those that served in this role from 19th April 2020 were David Arnold (for 10.30 service). Assistant Churchwardens were appointed by the APCM to assist the Churchwardens in fulfilling their statutory responsibilities during church services. Those that served during the year were David Arnold, Denis Barker, Alan Smith, Ashok Thadi, Oliver Sormaz, Mark Slatter and Clive Scowen.

The PCC employs various staff members to support the church's ministry and mission. Salaried posts are usually advertised internally and externally, where relevant, before interviews are held. Salaries are set at rates appropriate to the job description and experience of the candidate. Salaries are reviewed annually, or where there are significant changes to a role, in line with the PCC's Staff Remuneration Policy. See Note 4 to the Annual Accounts for further information.

Christ Church Roxeth is a parish of the Church of England belonging to the Deanery of Harrow, within the Willesden Episcopal Area of the Diocese of London. The PCC maintains a close relationship with the wider diocese, providing active representation at Deanery, Diocesan and General Synod level as well as working in partnership with local churches and making an additional contribution above core costs towards the Common Fund.

During the year, the following sub-committees reported to the PCC:

- **Standing Committee** - This is the only committee required by law. It has the power to transact the business of the PCC between its meetings, subject to any directions given by the Council. The members of the committee at 31st December 2020 were the Vicar, two Churchwardens, the Treasurer, the PCC Secretary and two Licensed Lay Ministers.
- **Finance Team** - This committee oversees, monitors and makes recommendations on finance related matters on behalf of the PCC. The PCC still retains full accountability for all finance related decision-making. Its members at 31 December 2020 were Paul Gabriel (Chair), Ashok Thadi, (Treasurer) Alan Dempster, Arthur Akhurst, Clive Scowen, Sue Arnold, Karen Campbell-White, Sami Yohannes.
- **Premises Team** - This committee oversees all property related matters on behalf of the PCC. Its members at 31 December 2020 were Sue Arnold (Chair), Alan Dempster, David Arnold, Jonathan White, Paul Gabriel, Bola George and Mark Slatter
- **Leadership Team** - The Leadership Team consists of the church's paid staff, Churchwardens, Licensed Lay Ministers and several volunteer leaders, each of whom is responsible for a specific aspect of church life. The Leadership Team gathers regularly and works with PCC representatives and other church members to consider key aspects of church life:
 - Sunday Ministry - Shaping our Sunday services to enable all generations to encounter God in scripture, worship and prayer.
 - Discipleship - Building a clear pathway from welcome to committed discipleship to enable every person to discover and grow in faith
 - Mission - Developing an integrated vision for global, local and frontline mission. This team oversees the distribution of funds to various mission partners, organisations and individuals.
 - Youth & Children - Growing holistic ministry to children and young people.

Objectives and Activities

Christ Church Roxeth's PCC has the responsibility of *co-operating with the Vicar, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical*. It also has maintenance responsibilities for the Church and its related buildings, is the managing trustee of property vested for its benefit in the London Diocesan Fund and is responsible for managing the church's finances.

Achievements, Performance and Plans for the Future

The PCC met formally on six occasions during the year via Zoom. Formal sub-committees met between meetings and notes of their deliberations were received by the full PCC and discussed where necessary. Key outcomes from the Leadership Team and its various thematic areas of focus were reported to each PCC meeting through a Vicar's Report.

A full account of the activities of the Parish will be made available to the APCM. This will include detail of plans for the future, particularly in relation to the continuing development of our mission through the Found charity shop, involvement in the One Church Harrow church planting movement (in partnership with St Peter's West Harrow and St Paul's South Harrow), the departure of our Community Children's and Youth Worker and the recruitment of a new Youth Worker.

Public Benefit

The PCC members have a statutory duty under the Charities Act 2011 to have regard to the guidance issued from time to time by the Charity Commission. PCC members have read the Charity Commission guidance, *Charities and Public Benefit*, and the supplementary guidance in *The Advancement of Religion for the Public Benefit* and have had regard to it in making relevant decisions.

The PCC believes that this report taken as a whole provides evidence of the public benefit of the PCC's work in 2020. The PCC helps to promote the whole mission of the Church, including its pastoral, evangelistic, social and ecumenical duties, and that in so doing it provides a benefit to the public by:

- Providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its adherents and for anyone who wishes to benefit from what the Church offers.
- Promoting Christian values, and services by members of the Church in and to their communities, to the benefit of individuals and society as a whole.
- Disbursing a number of grants to individuals and organisations, in line with an agreed policy. These include the provision of support for core Mission Partners and making donations to support the wider church, relief of poverty and injustice, and outreach ministry in schools. Details are contained in Note 3 of the Annual Accounts.

Financial Review

Overall the PCC received £332,413 and spent £299,145 during 2020, with the majority of funds coming from voluntary donations and property income. Additional income was received in the form of grant funds to enable the employment of a Community Children's & Youth Worker (received from the Bishop of London's Mission Fund, Orley Farm School Trust and CCR Foundation) and to enable the ongoing housing of a planting curate (Malcolm Finlay) for One Church Harrow (received from the Diocese of London).

The PCC currently has £125,122 designated into the "Grange Farm Community Mission Fund", the remainder of the proceeds from the sale of the Grange Farm Community Centre to London Borough of Harrow as part of the redevelopment of the surrounding estate. These funds are set aside pending the identification of an appropriate use to enable community outreach to the estate and surrounding area.

A substantial amount of voluntary help was received during the year which is not reflected as a cost in the accounts. Without this unpaid assistance, the work undertaken in the parish would be severely reduced.

Risk Management

Members of the PCC received an initial induction at the start of the PCC year, which covered the key responsibilities of a charity trustee. The PCC continues to monitor the major risks which impact on the work of the Church. A set of financial procedures for monitoring and controlling monetary transactions have

been in place for some time, with the most recent review occurring in March 2019. It is considered that these procedures contain the required elements of establishing a record of the sums received at the earliest opportunity, segregation of duties and evidencing the control over this area of activity.

A Safeguarding Policy agreed by the Diocese is approved by the PCC annually to cover both children and vulnerable adults and remains under regular review. The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, in relation to having due regard to House of Bishops' guidance on safeguarding children and vulnerable adults. The Safeguarding Officer (Bola George) is supported by a safeguarding team who oversee the implementation of agreed procedures for children and vulnerable adults, and provide regular reports to the PCC. PCC members are also expected to undertake training on safeguarding procedures on a rolling three-year programme.

The PCC review existing controls to deal with all areas of risk on an ongoing basis, and a full review of key policies and risk assessments is ongoing. It is the intention that policies are introduced to cover other risks as they are identified. The consecrated and beneficed buildings and contents of the Church are adequately insured, where possible, with the Ecclesiastical Insurance Group.

Reserves and Investment Policy

The PCC seeks to plan and budget expediently in order to enable the General Fund to break even on an ongoing basis. In addition, the PCC has a designated Premises Development Fund to cover future premises development costs.

The PCC also has of funds designated in the Grange Farm Community Mission Fund and resolved on 05/02/18 to place the majority of these funds on deposit with M&G and Hampshire Savings Trust, pending the identification of an appropriate use for the funds to enable community outreach to the new estate and surrounding area. As mentioned in the Financial Review section above, current value of the fund is £125,122.

Appointment of an Independent Examiner

The changes brought in through the Charities Act 2006 lifted the net incoming resources threshold, below which entities are no longer legally required to have a statutory audit, to £1,000,000. It is not expected that the PCC's income will breach this threshold in the immediate future, and accordingly the APCM endorsed the appointment of a professionally qualified Independent Examiner to review annually the books and accounts of the PCC, as required for entities with income in excess of £250,000.

David Green was appointed as Independent Examiner on 19th April 2020 and will be proposed to continue in this role at the forthcoming Annual Parochial Church Meeting.

A handwritten signature in dark ink, appearing to read 'Simon Durrant', with a stylized 'D' and 'A'.

Rev. Simon Durrant
Chairman of the PCC

01 April 2021

INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

I report on the accounts of the Parochial Church Council of the Ecclesiastical Parish of Christ Church Roxeth (Harrow) for the year ended 31 December 2020, which are set out on pages 7 to 19.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The PCC's gross income exceeded £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 Commission under section 145 (5) (b) of the 2011 Act; and
- To state whether particular matters have come to my attention.

Basis of this report

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

Independent examiner's statement

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

- (1) which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the requirements of the Act and the Regulations have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Name:

David Green
Gowers Ltd
Chartered Accountants
The Old School House
Bridge Road
Hunton Bridge
Kings Langley
Hertfordshire
WD4 8SZ

Relevant professional body:

Institute of Chartered Accountants in England & Wales

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

BALANCE SHEET AT 31 DECEMBER 2020

	As at 31/12/2020	As at 31/12/2019
Fixed assets		
6430: Property - Southdown	426,000.00	426,000.00
6432: Property - Lodge Roxeth Hill	1.00	1.00
6435: Property - Shaftesbury Parade	250,000.00	250,000.00
Total Fixed assets	676,001.00	676,001.00
Current assets		
6501: Bank current account	121,819.24	89,170.78
6520: Hampshire Trust Bank	59,823.59	59,288.53
6530: M&G Investments	57,118.02	65,573.33
Z05: Accounts Receivable	—	—
Total Current assets	238,760.85	214,032.64
Liabilities		
6601: Diocese Loan - Kneeler Stone	—	800.00
6620: Triodos Mortgage	—	—
6699: Agency collections	181.00	—
Z04: Accounts Payable	1,680.00	1,680.00
Total Liabilities	1,861.00	2,480.00
Net Asset surplus (deficit)	912,900.85	887,553.64
Reserves		
Excess / (deficit) to date	33,267.46	—
Z01: Starting balances	887,553.64	875,180.34
Z02: Other gains/(losses)	(7,920.25)	12,373.30
Total Reserves	912,900.85	887,553.64

Approved and authorised for issue by the Parochial Church Council on
behalf by

and signed on its

Rev Simon Durrant (chairman)

Sue Arnold (vice-chairman)

The accompanying notes form a part of these financial statements.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

REGISTERED CHARITY NUMBER: 1134836

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1. Accounting policies

a. Accounting convention

The financial statements have been prepared in accordance with the Church Accounting Regulations 2006 (not verified) and in accordance with the PCC's Powers Measure, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016).

The PCC meets the definition of a public benefit entity under FRS 102. See the "Administrative Information" section in the Trustees Annual Report for detail of the legal status of the PCC.

The accounts have been prepared in sterling which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest pound.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

The financial statements have been prepared under the historical cost convention. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those which are informal gatherings of church members.

b. Funds accounting

Funds held by the PCC are:

- Unrestricted funds - general funds which can be used for PCC ordinary purposes.
- Designated funds - monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.
- Restricted funds - a) income from trusts which may be expended only on those restricted objects provided in the terms of the trust; b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

c. Incoming resources

All incoming resources are accounted for gross and include income tax recoverable under Gift Aid where appropriate.

Voluntary Income

Collections are recognised when received.

Planned giving is recognised when receivable.

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

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

All other income

All other income is recognised when it is receivable.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

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

Church Activities

The diocesan parish contribution (Common Fund) is accounted for on an accruals basis. Any parish contribution unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the balance sheet.

e. Fixed Assets

Fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts. The insurance value of the Church buildings is £6,950,000.

Investment property assets are freehold properties which are held on the Balance Sheet at their fair value.

Movable church furnishings held by the Vicar and Churchwardens on special trust for the PCC and which require a faculty for disposal, are accounted as inalienable property unless consecrated. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Individual items acquired since 2000 have been capitalized in the accounts and depreciated over their useful economic life.

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over their expected useful lives, for assets above £500. The rates generally applicable are:

IT and Music Equipment	20%-33% straight line
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It is a policy of the PCC to charge depreciation on freehold property. However, it is also the PCC's policy to maintain such assets in a continual state of sound repair. Accordingly, the useful economic life of these assets is so long and residual values so high that any depreciation would not be material. In addition, these assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

f. Current Assets

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

g. Financial Instruments

The PCC only has financial assets and liabilities of a kind that qualify as basic financial instruments. These are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised costs using the effective interest method.

h. Pensions

Employees of the Charity are invited to join an auto-enrolment compliant pension scheme details of which are contained in note 4a. There were no outstanding contributions at the year end relating to staff members who have opted into the scheme. The costs of the scheme are included within staff costs and charged to the unrestricted funds of the Charity.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

2. Incoming resources

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Income and endowments						
<i>Voluntary income</i>						
0101 - Bank Standing Orders	166,720	—	—	—	166,720	155,893
0110 - FWO Envelopes	3,143	—	—	—	3,143	10,620
0201 - Other planned giving	—	—	—	—	—	310
0250 - Other Planned Giving-NGA	2,677	—	—	—	2,677	3,680
0255 - Other Donations-NGA	248	—	—	—	248	77
0258 - CAF/GAYE Income-NGA	4,667	—	—	—	4,667	1,980
0260 - Miscellaneous Income	844	—	—	—	844	1,635
0301 - Loose plate collections	2,193	—	—	—	2,193	5,014
0350 - Online Giving	2,664	490	1,025	—	4,180	—
0401 - Gift Events	—	—	—	—	—	123
0410 - Youth Work-Event Income (D)	—	70	—	—	70	5,636
0420 - Youth Work-Restricted (R)	—	—	21,684	—	21,684	22,250
0435 - Children-Restricted (R)	—	—	5,132	—	5,132	7,400
0440 - Premises-Restricted (R)	—	—	2,000	—	2,000	—
0450 - Gifts for Mission-Restricted (R)	—	—	990	—	990	123
0501 - One-off Gift Aid gifts -Vicar Fund (D)	—	—	—	—	—	2,000
0550 - Appeals, Specific Donations etc (R)	—	—	161	—	161	—
0601 - Gift Aid	42,553	—	—	—	42,553	41,643
0801 - Recurring grants	—	—	6,500	—	6,500	24,000
0901 - Other funds generated	25	—	—	—	25	—
1230 - Jelly Tots	385	—	—	—	385	1,430
1232 - Womans Fellowship	—	—	—	—	—	350
Voluntary income Totals	226,120	560	37,492	—	264,172	284,163
<i>Income from charitable activities</i>						
0405 - Church Events Income	50	—	—	—	50	889
1101 - Wedding Fees	302	—	—	—	302	182
1104 - Funeral Fees	578	—	—	—	578	420
1240 - Church Hall Lettings	3,262	—	—	—	3,262	6,520
Income from charitable activities Totals	4,192	—	—	—	4,192	8,012

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Activities for generating funds						
1210 - Bookstall Income	604	—	—	—	604	322
Activities for generating funds Totals	604	—	—	—	604	322
Investment income						
1030 - Rent-Lodge	11,800	—	—	—	11,800	9,675
1032 - Rent-Shafesbury Parade (D)	—	15,858	—	—	15,858	20,000
1033 - Rent-Southdown Crescent	22,827	—	—	—	22,827	14,725
Investment income Totals	34,627	15,858	—	—	50,486	44,400
Legacy income						
0701 - Legacies	5,000	—	—	—	5,000	—
Legacy income Totals	5,000	—	—	—	5,000	—
Other income						
1310 - Insurance Claims/Refunds	2,759	—	1,202	—	3,962	894
1330 - Employment Allowance	3,997	—	—	—	3,997	3,050
Other income Totals	6,756	—	1,202	—	7,958	3,944
Income and endowments Grand totals	277,300	16,419	38,694	—	332,413	340,842

3. Resources expended

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Expenditure						
Cost of generating funds						
2270 - Discipleship:Bookstall	552	—	—	—	552	938
Cost of generating funds Totals	552	—	—	—	552	938
Charitable activities						
2710 - Premises Improvements	—	637	—	—	637	1,539
2720 - CCR:Maintenance	2,155	4,903	—	—	7,058	5,142
2730 - CCR-Premises Safety	507	1,237	—	—	1,745	2,212
2801 - Hall:Repairs-structure	—	—	—	—	—	5,457
2820 - Hall:Repairs-installation	116	—	—	—	116	321
2830 - Hall:Decoration	—	—	—	—	—	476
	2,778	6,777	0	0	9,556	15,147
1910 - Diocesan Common Fund	93,720	—	—	—	93,720	91,080

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
1806 - Mission-Esther Challis	4,800	—	—	—	4,800	4,800
1807 - Mission-CMS Kirks	—	—	—	—	—	5,250
1809 - Mission-Just Earth	5,000	—	—	—	5,000	4,999
1811 - Mission:FSCI	3,600	—	—	—	3,600	3,600
1812 - Mission:Susie Philips	3,600	—	—	—	3,600	3,750
1813 - Mission Radstock-Paul Williams	4,800	—	1,000	—	5,800	5,520
1816 - Mission:Re:Generation	4,500	—	—	—	4,500	4,500
1821 - Mission-Poverty Injustice & Suffering	990	—	—	—	990	720
1823 - Mission:Christians Against Poverty	—	—	—	—	—	925
1825 - Mission:Other Donations to Institutions	—	—	—	—	—	1,569
1826 - Mission-Other Grants to Individuals	—	—	—	—	—	1,400
1833 - Mission:Found Transformation Partner	—	2,939	—	—	2,939	10,752
	27,290	2,939	1,000	0	31,229	47,785
2550 - Youth Work Expenses	—	—	200	—	200	—
2551 - Youth Work-training/accreditation	303	288	—	—	592	3,315
2552 - Youth Work-Discipleship	62	9	230	—	301	254
2553 - Youth Work-MAC Retreat	—	—	—	—	—	853
2554 - Youth Work-Soul Survivor	—	—	—	—	—	5,211
2555 - Youth Work-Community Worker Exps	—	—	1,200	—	1,200	6,549
2556 - Youth Work-Jack Petchey Awards etc	—	—	1,000	—	1,000	1,098
2557 - Youth Work-Summer Days	—	—	—	—	—	7,335
2558 - Youth Work-University Students	—	141	—	—	141	313
2559 - Youth Work-Team Building	287	—	492	—	779	8
2570 - Children's Work-Expenses	—	164	352	—	516	640
2571 - Children's Work-Gifts	—	10	22	—	32	64
2572 - Children's Work-Special Events	—	54	—	—	54	224
2573 - Children's Work-Outreach	—	—	—	—	—	160
2574 - Children's Work-Grange Farm Clubs	—	45	3,417	—	3,462	249
2575 - Children's Work-Jelly Tots	—	251	116	—	367	632
2577 - Children's Work-Training	—	—	6	—	6	—
	652	962	7,035	0	8,650	26,905

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
1730 - Church Event Costs	—	—	—	—	—	100
1750 - Bank Charges	123	—	—	—	123	119
1760 - Professional Services	—	—	—	—	—	700
1780 - Recruitment Costs	309	—	—	—	309	86
1920 - Banns/Weddings/Funerals	—	—	—	—	—	(44)
1940 - Subscriptions	—	—	—	—	—	197
2101 - Vicar-Expenses and Hospitality	119	—	—	—	119	806
2103 - Vicar-Leadership & Training	16	—	—	—	16	66
2105 - Vicar-Discretionary Fund	1,000	920	903	—	2,823	1,372
2108 - Vicar-Telephone	512	—	—	—	512	431
2201 - Discipleship:Conferences etc	824	—	—	—	824	1,884
2230 - Discipleship:Prayer Resources	—	—	—	—	—	89
2250 - Discipleship:Midweek Groups	—	—	—	—	—	52
2260 - Discipleship:Hospitality	709	—	—	—	709	1,456
2301 - IT-Internet & Website	972	—	—	—	972	904
2303 - IT-Churchsuite	605	—	—	—	605	783
2305 - IT-Software	1,135	—	—	—	1,135	916
2307 - IT-Hardware	2,372	—	—	—	2,372	892
2310 - Communications-Advertising & Printing	789	—	—	—	789	137
2313 - Communications-Digital & Online	462	—	—	—	462	187
2315 - Communications-Development	18	—	—	—	18	—
2318 - CCR-Equipment	918	13	—	—	931	1,352
2320 - CCR-Stationery	416	—	—	—	416	892
2325 - CCR-Photocopier Lease	679	—	—	—	679	889
2329 - CCR-Photocopier Operating	1,023	—	—	—	1,023	997
2331 - CCR-Cleaning	5,924	—	—	—	5,924	4,488
2350 - CCR-Gardening	400	—	—	—	400	380
2355 - CCR-Flowers	37	—	—	—	37	197
2381 - CCR-Insurance	6,297	—	—	—	6,297	6,248
2390 - CCR-Telephone	495	—	—	—	495	807
2401 - CCR-Electric	2,184	—	—	—	2,184	7,195
2410 - CCR-Gas	4,365	—	—	—	4,365	6,859
2420 - CCR-Water	740	—	—	—	740	561
2430 - CCR-Refuse Collection	655	—	—	—	655	796
2500 - Worship:CCLI Licences	1,217	—	—	—	1,217	912
2520 - Worship:Resources	237	—	14	—	252	610
2524 - Worship:Other Expenses	1,738	—	—	—	1,738	466
2528 - Worship:Equipment	102	—	—	—	102	112
2530 - Services:Consumables	302	—	—	—	302	254
2535 - Services:Refreshments	—	—	—	—	—	180
2539 - Services:Special Services	377	—	—	—	377	80
2540 - Services:Visiting Speakers	—	—	—	—	—	3
9901 - Transport-per mile	247	129	—	—	376	363
9909 - Transport-Other	1,464	—	—	—	1,464	374
9930 - Miscellaneous Expenditure	59	—	—	—	59	1,626
	39,841	1,062	917	0	41,821	47,774
1862 - Community Outreach: One Church	7,000	—	—	—	7,000	444
1863 - Community Outreach:Other	86	1,299	—	—	1,385	63
1869 - Community Outreach:Found	—	—	—	—	—	121
2590 - Womens Fellowship	—	—	—	—	—	350
	7,086	1,299	0	0	8,385	978

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Governance costs						
1950 - Examiners Fees	1,650	—	—	—	1,650	1,680
Expenses related to investment properties						
2840 - Lodge-Insurance	485	—	—	—	485	445
2844 - Lodge-Maintenance	2,406	—	—	—	2,406	2,487
2853 - Southdown-Insurance	660	—	—	—	660	—
2854 - Southdown-Maintenance	809	95	—	—	904	9,376
2856 - Southdown-Council Tax	2,272	—	—	—	2,272	2,264
2863 - Shaftesbury-Insurance	1,337	—	—	—	1,337	1,313
2864 - Shaftesbury-Maintenance	—	2,673	—	—	2,673	100
Expenses related to investment properties Totals	7,969	2,768	—	—	10,737	15,985

4. Staff costs*a. Wages, salaries and pensions*

The average number of employees during the year was 4. The total salary and National Insurance costs were £84,650 and no employee had remuneration greater than £60,000. During the year, the PCC paid for the services of a part time organist, but no payment was large enough to attract National Insurance costs.

Pension Builder Scheme

Christ Church Roxeth participates in the Pension Builder Scheme section of CWPF for lay staff. The Scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the Employer and the other participating employers.

The Church Workers Pension Fund has a section known as the Defined Benefits Scheme, a deferred annuity section known as Pension Builder Classic and a cash balance section known as Pension Builder 2014.

The Pension Builder Scheme of the Church Workers Pension Fund is made up of two sections, Pension Builder Classic and Pension Builder 2014, both of which are classed as defined benefit schemes.

Pension Builder Classic provides a pension for members for payment from retirement, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Bonuses may also be declared, depending upon the investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum that members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. This account may have bonuses added by the Board before retirement. The bonuses depend on investment experience and other factors. There is no requirement for the Board to grant any bonuses. The account, plus any bonuses declared, is payable from members' Normal Pension Age.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable (2020: £7,169, 2019: £9,102).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent was carried out as at 31 December 2016. A valuation as at 31 December 2019 was under way as at 31 December 2020.

For the Pension Builder Classic section, the valuation revealed a deficit of £14.2m on the ongoing assumptions used. At the most recent annual review, the Board chose not to grant a discretionary bonus, which will have acted to improve the funding position. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £1.8m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, Christ Church Roxeth could become responsible for paying a share of that employer's pension liabilities.

b. Payments to PCC members and key management personnel

The key management personnel that have been identified by the trustees include the members of the Standing Committee. Of these personnel, the Rev. Simon Durrant was remunerated by the Diocese. No member of the PCC received remuneration, expenses or benefits purely in respect of their services as members of the PCC.

The church's employees included Alan Dempster (Operations Coordinator), who is an ex-officio member in his capacity as a Deanery Synod representative and PCC Secretary. Other members of staff occasionally attend PCC meetings. Members of staff would normally leave the room during discussions on employment matters, as is deemed appropriate.

The PCC has a conflicts of interest policy which is reviewed each year after the APCM. PCC members declare interests annually to the PCC Secretary, and to the chair of each meeting when there is a relevant issue on the agenda.

During the year a total of £1,620 (2019: £3,513) was paid to Trustees to reimburse expenses paid by them on behalf of Christchurch.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

5. Investment property

	As at 31/12/2020	As at 31/12/2019
Property		
6430: Property - Southdown	426,000.00	426,000.00
6432: Property - Lodge Roxeth Hill	1.00	1.00
6435: Property - Shaftesbury Parade	250,000.00	250,000.00
Total property	676,001.00	676,001.00

a. The freehold land and buildings comprise:

- The residential property at 69 Southdown Crescent, South Harrow, purchased in 1964 for housing a curate, as it was so used until 2010. Having been let as an investment property until December 2018, it was used to house a returning missionary family at a subsidised rent from January to July 2019. It is now being used to house a church planting curate for One Church Harrow, with funds being provided by the Diocese of London. It was last valued by an Independent Chartered Surveyor at £315,000 in 2011, although the trustees revised this to £435,000 in 2018 based on subsequent changes to market value as determined by local property prices, a revaluation gain of £111,000. The current market value is deemed to be the fair value.
 - The Lodge at the top of the Church drive is presently let to a church family. The Lodge, originally built on Glebe Land, was purchased by the PCC from the Incumbent for £1 in 1956, with an option for the incumbent to buy it back for £1 in the event of the PCC wishing to sell it. The trustees believe that the market value of the property is restricted to £1 as the restricted covenant has not been lifted and so deem this to be the fair value.
 - A commercial shop unit with a maisonette above at 9 Shaftesbury Parade was purchased in 2012 and is let to the CCR Foundation for use as a charity shop. It was valued at £250,000 after the disposal of the maisonette on a 125 year lease. This is considered still to be the current market value of this investment property, and the current market value is deemed to be the fair value.
 - The Hall and Lounge are adjacent to and attached to the church. The PCC does not intend to dispose of the Hall and Lounge and no capital value is assigned to it.
- b. In 2006, following the completion of the YMCA Roxeth Gate building, as part of the former Harrow Hospital nurses hostel redevelopment, Christ Church took the freehold of that portion of the site, which is vested in the London Diocesan Fund (LDF), and granted a 125 year lease to the West London YMCA on a peppercorn rent until 2131. The restrictions placed on the usage of the site and the terms of the lease are such that no value has been placed on the site and as such the asset does not appear on the PCC's balance sheet.
- c. All the freehold property noted above is vested in the LDF under the Parochial Church Councils (Powers) Measure 1956. The PCC is the managing trustee. Since the PCC substantively bears the risks and rewards of ownership, the value of these freehold assets is included in the PCC balance sheet.

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

6. Analysis of net assets and liabilities

		Balance	Previous balance
Tangible assets			
6430: Property - Southdown - Asset			
Capital	Designated	426,000	426,000
6432: Property - Lodge Roxeth Hill - Asset			
Capital	Designated	1	1
6435: Property - Shaftesbury Parade - Asset			
Capital	Designated	250,000	250,000
	Tangible assets	676,001	676,001
Cash at bank and in hand			
6501: Bank current account - Asset			
General fund	Unrestricted	41,584	30,497
Youth-Restricted	Restricted	19,302	17,211
Youth-Designated	Designated	93	0
Children-Restricted	Restricted	27,841	20,576
Children-Designated	Designated	2,156	—
Grange Farm Community Mission Fund	Designated	8,180	3,153
Premises Development Fund	Designated	8,941	15,558
Premises Development Fund	Restricted	2,000	—
Mission-Restricted	Restricted	1,186	0
Vicar Discretionary	Designated	(919)	—
Vicar Discretionary	Restricted	10,946	1,850
Community Resources Fund	Restricted	—	—
Agency collection	Restricted	504	323
		121,819	89,170
6520: Hampshire Trust Bank - Asset			
Grange Farm Community Mission Fund	Designated	59,823	59,288
		59,823	59,288
6530: M&G Investments - Asset			
Grange Farm Community Mission Fund	Designated	57,118	65,573
		57,118	65,573
	Cash at bank and in hand	238,760	214,032
Debtors			
Z05: Accounts Receivable - Asset			
General fund	Unrestricted	—	—
		—	—
	Debtors	—	—
Agency accounts			
6699: Agency collections - Liability			
General fund	Unrestricted	—	—
Agency collection	Restricted	181	—
		181	—
	Agency accounts	181	—
Creditors: Amounts falling due in one year			
6601: Diocese Loan - Kneeler Stone - Liability			
General fund	Unrestricted	—	800
Z04: Accounts Payable - Liability			
General fund	Unrestricted	1,680	1,680
		1,680	1,680
	Creditors: Amounts falling due in one year	1,680	2,480
	Grand Total	912,900	887,553

PAROCHIAL CHURCH COUNCIL OF CHRIST CHURCH ROXETH

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

b. Diocesan Loan

- A loan of £6,000 was received from the Diocese in 2016 to help fund works to repair a cracked kneeler stone. Scheduled repayments of £200 per month commenced in November 2017, with the loan being cleared during 2020.

7. Statement of funds

Fund	Fund balances brought forward	Incoming Resources	Outgoing Resources	Transfers	Gains and Losses	Fund balances Carried forward
General fund	28,017	277,299	222,057	(43,354)	—	39,904
Youth - Restricted	17,211	29,386	27,294	—	—	19,302
Youth - Designated	0	420	326	—	—	93
Children - Restricted	20,576	5,132	31,221	33,354	—	27,841
Children - Designated	—	3,913	1,757	—	—	2,156
Grange Farm Community Mission Fund	128,015	7,857	2,820	(9)	(7,920)	125,122
Premises Development Fund	15,558	6,227	10,844	—	—	10,941
Mission - Restricted	0	2,176	1,000	9	—	1,186
Vicar Discretionary	1,850	—	1,823	10,000	—	10,026
Community Resources Fund	—	—	—	—	—	—
Capital	676,001	—	—	—	—	676,001
Totals	887,229	332,412	299,145	—	(7,920)	912,572

- The Youthwork Fund represents restricted funds donated to the church's youth & children's ministry. This includes grant funding received from the Bishop of London's Mission Fund, Orley Farm School Trust and CCR Foundation to enable the employment of a Community Children's & Youth Worker.
- The Grange Farm Community Mission Fund represents designated funds set aside by the PCC from the proceeds of the sale of the Grange Farm Community Centre. These funds are supplemented by 75% of rental income received from 9 Shaftesbury Parade (the *found* charity shop). These funds are set aside to be invested in community mission to the future estate and surrounding community.
- The Premises Development Fund (Designated) represents designated funds set aside by the PCC to carry out works to develop church premises.
- The Premises Development Fund (Restricted) represents restricted gifts received from church members to enable improvement to church premises.
- The Mission Fund represents restricted gifts received from church members to support global and local mission work.
- The Vicar's Discretionary Fund represents restricted gifts received from church members and funds set aside to enable the Vicar to disburse funds to respond to urgent pastoral needs.
- The Capital Fund represents the value of the unrestricted Freehold Property owned by the PCC, which comprises 69 Southdown Crescent (revalued at £426,000), the Charity Shop at 9 Shaftesbury Parade (included at 2012 independent valuation less capital mortgage owing) and The Lodge (revalued at £1). See Note 5 for further information.

8. Related parties

Some members of the PCC are also trustees of other charitable bodies (or are related to individuals) that receive mission donations and payments from the PCC. There is no financial benefit to any PCC member in these instances and the PCC's conflict of interest policy has been carefully applied in any discussions relating to financial arrangements.