

# The Parochial Church Council of the Ecclesiastical Parish of St Christopher, Hanwell

England & Wales · Charity number 1135371

## Details

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Other names	THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST MARY WITH ST CHRISTOPHER, HANWELL, THE PARISH OF ST MARY WITH ST CHRISTOPHER, HANWELL
Status	Registered
Legal form	Other
Registered	2010-04-07
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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## Activities

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

**Activities:** Provision of worship, pastoral care, fellowship groups, apologetics; provision of community Hall for activities such as youth groups, worship space for other churches, dance classes, performances, children's parties, wakes, engagement parties.

## Classification

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

## Geography

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

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£249,825	£81,846	-	-
2023-12-31	£63,348	£91,017	-	-
2022-12-31	£84,609	£100,260	-	-
2021-12-31	£56,344	£56,889	-	-
2020-12-31	£58,928	£50,239	-	-

## Trustees

Name	Role	Appointed
Adjei Adjetey		2022-04-17
Charlotte Emma Adjetey		2018-04-24
Christopher Philip ROYLE		2018-04-24
David Edward Thomas		2018-04-17
Gillian Ellis		2025-07-14
NIGEL BROADHURST CLARKE		

**The Parochial Church Council of the Ecclesiastical Parish of St Christopher, Hanwell**

England & Wales - Charity number 1135371

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# Accounts

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**St. Christopher's, Hanwell**  
**End of Year Financial Statements**  
**Church Wardens' Annual Report**  
**Year ending 31 December 2024**  
**Charity Number 1135371**

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## □ < Introduction

This is the account for the year ending 31 December 2024. Following the departure of Rev. Suzanne Vernon-Yorke in February 2024 the church has been managed by the two Church Wardens. The congregation has appreciated all the work they have done keeping the church alive.

### Receipts and Payments Account

	Total funds	Prior year funds
<b>Building - Building Fund (Restricted)</b>		
<b>Expenditure</b>		
Expenditure on charitable activities		
2330 - Church maintenance	—	10,097
<i>Total Expenditure on charitable activities</i>	—	10,097
Excess of Income and endowments over Expenditure	—	(10,097)
Brought forward balance	49,068	59,166
<b>Carried forward balance</b>	<b>49,068</b>	<b>49,068</b>
<b>Redev - Redevelopment Fund (Designated)</b>		
Brought forward balance	1,045	1,045
<b>Carried forward balance</b>	<b>1,045</b>	<b>1,045</b>
<b>General - General fund (Unrestricted)</b>		
<b>Income and endowments</b>		
Donations and legacies		
0101 - Gift Aid – Bank	2,484	2,509
0110 - Gift Aid – Envelopes	140	360
0201 - Other planned giving	1,305	1,395
0301 - Loose plate collections	1,959	2,257
0550 - Donations appeals etc	—	920
0601 - Tax recoverable on Gift Aid	1,259	1,272
0701 - Legacies	187,500	—
<i>Total Donations and legacies</i>	194,648	8,714
Income from charitable activities		
1101 - Fees for weddings and funerals	153	80
1241 - Pop-in Income	84	1,528
<i>Total Income from charitable activities</i>	237	1,608
Other trading activities		
1240 - Church hall lettings - fund raising	27,845	27,200
<i>Total Other trading activities</i>	27,845	27,200
Investments		
1020 - Bank and building society interest	2,894	1,626
1030 - Rent from lands or buildings	24,200	24,200
<i>Total Investments</i>	27,094	25,826
<b>Expenditure</b>		
Raising funds		
1730 - Costs of fetes & other events	1,776	—
1740 - Investment Management Costs	4,262	4,487
1741 - Investment (House) Maintenance Costs	2,065	1,196
<i>Total Raising funds</i>	8,104	5,684
Expenditure on charitable activities		
1830 - Giving - relief and development agencies	—	1,000
1850 - Home mission	2,052	1,010
1910 - Ministry parish share etc	27,012	42,012
2001 - Assistant staff costs	12,279	—
2101 - Working expenses of incumbent	—	594
2140 - Water rates - vicarage	488	434
2150 - Vicar's telephone	—	199

2170 - Education	80	35
2301 - Church running - insurance	1,310	1,277
2310 - Church office - telephone	617	596
2330 - Church maintenance	4,482	18,024
2331 - Cleaning	2,870	2,667
2340 - Upkeep of services	819	708
2350 - Upkeep of churchyard	1,500	—
2360 - Administration	532	243
2370 - Visiting speakers / locums	50	154
2401 - Church running - electric	2,184	2,153
2410 - Church running - gas	4,182	3,375
2420 - Church running - water	497	284
2701 - Church major repairs - structure	10,097	—
2710 - Church major repairs - installation	2,684	10,564
<i>Total Expenditure on charitable activities</i>	<u>73,741</u>	<u>85,333</u>
Excess of Income and endowments over Expenditure	167,979	(27,668)
Brought forward balance	640,367	668,036
<b>Carried forward balance</b>	<b>808,347</b>	<b>640,367</b>

#### ZReval - Revaluation reserves (Restricted)

Brought forward balance	12	12
<b>Carried forward balance</b>	<b>12</b>	<b>12</b>

### Balance sheet

Class and code	Description	This year	Last year
<b>Fixed assets</b>			
6431	House Purchased 2019	580,000	580,000
	<b>Total Fixed assets</b>	<b>580,000</b>	<b>580,000</b>
<b>Current assets</b>			
6501	Bank current account	16,737	4,712
6502	Redevelopment A/c	1,613	1,528
6505	Bank deposit account	258,879	103,984
6590	Cash in hand	282	268
	<b>Total Current assets</b>	<b>277,512</b>	<b>110,494</b>
<b>Liabilities</b>			
6699	Agency collections	(961)	—
Z04	Accounts Payable	—	—
	<b>Total Liabilities</b>	<b>(961)</b>	<b>—</b>
	<b>Net Asset surplus(deficit)</b>	<b>858,473</b>	<b>690,494</b>
<b>Reserves</b>			
	Excess / (deficit) to date	167,979	(37,766)
Z01	Starting balances	690,494	728,260
Z03	Gains/(losses) on reval of fixed assets	—	—
	<b>Total Reserves</b>	<b>858,473</b>	<b>690,494</b>
	<b>Represented by funds</b>		
	Unrestricted	808,347	640,367
	Designated	1,045	1,045
	Restricted	49,081	49,081
	Endowment	—	—
	<b>Total</b>	<b>858,473</b>	<b>690,494</b>

### Statement of assets and liabilities

	General	Designated	Restricted	Endowment	This year	Last year
<b>Fixed assets - Tangible assets</b>						
House Purchased 2019 -	580,000	—	—	—	580,000	580,000

<b>Totals</b>	<b>580,000</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>580,000</b>	<b>580,000</b>
<b>Current assets - Cash at bank and in hand</b>						
Bank current account -	31,320	(21,951)	7,368	—	16,737	4,712
Redevelopment A/c -	(23,910)	22,996	2,527	—	1,613	1,528
Bank deposit account -	219,046	—	39,832	—	258,879	103,984
Cash in hand -	1,890	—	(1,607)	—	282	268
<b>Totals</b>	<b>228,347</b>	<b>1,045</b>	<b>48,120</b>	<b>—</b>	<b>277,512</b>	<b>110,494</b>
<b>Liabilities - Agency accounts</b>						
Agency collections -	—	—	(961)	—	(961)	—
<b>Totals</b>	<b>—</b>	<b>—</b>	<b>(961)</b>	<b>—</b>	<b>(961)</b>	<b>—</b>
<b>Grand total</b>	<b>808,347</b>	<b>1,045</b>	<b>49,081</b>	<b>—</b>	<b>858,473</b>	<b>690,494</b>

## Fund movement by type

	Opening	Incoming	Outgoing	Transfers	Gains/losses	Journals	Closing
<b>Building - Building Fund</b>							
Restricted	49,068	—	—	—	—	—	49,068
<b>Sub-total for Building</b>	<b>49,068</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>49,068</b>
<b>Redev - Redevelopment Fund</b>							
Designated	1,045	—	—	—	—	—	1,045
<b>Sub-total for Redev</b>	<b>1,045</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,045</b>
<b>General - General fund</b>							
Unrestricted	640,367	249,825	81,846	—	—	—	808,347
<b>Sub-total for General</b>	<b>640,367</b>	<b>249,825</b>	<b>81,846</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>808,347</b>
<b>ZReval - Revaluation reserves</b>							
Restricted	12	—	—	—	—	—	12
<b>Sub-total for ZReval</b>	<b>12</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>12</b>
<b>Grand total</b>	<b>690,494</b>	<b>249,825</b>	<b>81,846</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>858,473</b>

## Analysis of receipts and payments

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
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## INCOME AND ENDOWMENTS

### Donations and legacies

0101 - Gift Aid - Bank	2,484	—	—	—	2,484	2,509
0110 - Gift Aid - Envelopes	140	—	—	—	140	360
0201 - Other planned giving	1,305	—	—	—	1,305	1,395
0301 - Loose plate collections	1,959	—	—	—	1,959	2,257
0401 - Regular gift days	—	—	—	—	—	—
0410 - Giving through church boxes	—	—	—	—	—	—
0501 - One-off Gift Aid gifts	—	—	—	—	—	—
0510 - Gifts of quoted securities	—	—	—	—	—	—
0550 - Donations appeals etc	—	—	—	—	—	920
0601 - Tax recoverable on Gift Aid	1,259	—	—	—	1,259	1,272
0701 - Legacies	187,500	—	—	—	187,500	—
0801 - Recurring grants	—	—	—	—	—	—
08A1 - Non-recurring one-off grants	—	—	—	—	—	—
0901 - Other funds generated	—	—	—	—	—	—
<b>Total</b>	<b>194,648</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>194,648</b>	<b>8,714</b>

### Income from charitable activities

1101 - Fees for weddings and funerals	153	—	—	—	153	80
1210 - Bookstall sales to promote objectives	—	—	—	—	—	—

1230 - Church hall lettings - objectives	—	—	—	—	—	—
1241 - Pop-in Income	84	—	—	—	84	1,528
Total	237	—	—	—	237	1,608

### Other trading activities

0310 - Fairtrade, sale of goods	—	—	—	—	—	—
0910 - Rummage sales etc	—	—	—	—	—	—
1220 - Bookstall sales - fund raising	—	—	—	—	—	—
1240 - Church hall lettings - fund raising	27,845	—	—	—	27,845	27,200
1250 - Magazine income - advertising	—	—	—	—	—	—
1260 - Parish magazine sales	—	—	—	—	—	—
Total	27,845	—	—	—	27,845	27,200

### Investments

1001 - Dividends	—	—	—	—	—	—
1020 - Bank and building society interest	2,894	—	—	—	2,894	1,626
1030 - Rent from lands or buildings	24,200	—	—	—	24,200	24,200
Total	27,094	—	—	—	27,094	25,826

### Other income

1310 - Insurance claims	—	—	—	—	—	—
1320 - Surplus - sales of fixed assets	—	—	—	—	—	—
Total	—	—	—	—	—	—
<b>INCOME TOTAL</b>	<b>249,825</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>249,825</b>	<b>63,349</b>

## EXPENDITURE

### Raising funds

1701 - Fees paid to fund raisers	—	—	—	—	—	—
1710 - Costs of applying for grants	—	—	—	—	—	—
1720 - Costs of stewardship campaign	—	—	—	—	—	—
1730 - Costs of fetes & other events	1,776	—	—	—	1,776	—
1740 - Investment Management Costs	4,262	—	—	—	4,262	4,487
1741 - Investment (House) Maintenance Costs	2,065	—	—	—	2,065	1,196
Total	8,104	—	—	—	8,104	5,684

### Expenditure on charitable activities

1801 - Giving to missionary societies	—	—	—	—	—	—
1830 - Giving - relief and development agencies	—	—	—	—	—	1,000
1850 - Home mission	2,052	—	—	—	2,052	1,010
1870 - Secular charities	—	—	—	—	—	—
1901 - Stipends quota	—	—	—	—	—	—
1910 - Ministry parish share etc	27,012	—	—	—	27,012	42,012
1920 - Pop-in Expenditure	—	—	—	—	—	—
2001 - Assistant staff costs	12,279	—	—	—	12,279	—
2050 - Salary of parish administrator	—	—	—	—	—	—
2101 - Working expenses of incumbent	—	—	—	—	—	594
2120 - Council tax	—	—	—	—	—	—
2130 - Parsonage house expenses	—	—	—	—	—	—
2140 - Water rates - vicarage	488	—	—	—	488	434
2145 - Parsonage - water	—	—	—	—	—	—

2150 - Vicar's telephone	—	—	—	—	—	199
2170 - Education	80	—	—	—	80	35
2201 - Parish training and mission	—	—	—	—	—	—
2301 - Church running - insurance	1,310	—	—	—	1,310	1,277
2310 - Church office - telephone	617	—	—	—	617	596
2320 - Organ / piano tuning	—	—	—	—	—	—
2330 - Church maintenance	4,482	—	—	—	4,482	28,122
2331 - Cleaning	2,870	—	—	—	2,870	2,667
2340 - Upkeep of services	819	—	—	—	819	708
2350 - Upkeep of churchyard	1,500	—	—	—	1,500	—
2360 - Administration	532	—	—	—	532	243
2370 - Visiting speakers / locums	50	—	—	—	50	154
2401 - Church running - electric	2,184	—	—	—	2,184	2,153
2410 - Church running - gas	4,182	—	—	—	4,182	3,375
2420 - Church running - water	497	—	—	—	497	284
2430 - Church running - oil	—	—	—	—	—	—
2440 - Church running - heating and lighting	—	—	—	—	—	—
2501 - Magazine expenses	—	—	—	—	—	—
2510 - Bookstall costs	—	—	—	—	—	—
2520 - Hall running - oil	—	—	—	—	—	—
2530 - Hall running - electricity	—	—	—	—	—	—
2540 - Hall running - gas	—	—	—	—	—	—
2550 - Hall running - insurance	—	—	—	—	—	—
2560 - Hall running - maintenance	—	—	—	—	—	—
2570 - Hall running - telephone	—	—	—	—	—	—
2580 - Hall running - water	—	—	—	—	—	—
2590 - Hall running - heating and lighting	—	—	—	—	—	—
2601 - Governance costs examination/audit fee	—	—	—	—	—	—
2701 - Church major repairs - structure	10,097	—	—	—	10,097	—
2710 - Church major repairs - installation	2,684	—	—	—	2,684	10,564
2720 - Church interior and exterior decorating	—	—	—	—	—	—
2801 - Hall + major repairs - structure	—	—	—	—	—	—
2820 - Hall + major repairs - installation	—	—	—	—	—	—
2830 - Hall + interior and exterior decorating	—	—	—	—	—	—
2840 - Other PCC property upkeep	—	—	—	—	—	—
2901 - New building parsonage house	—	—	—	—	—	—
2910 - New building house for curate	—	—	—	—	—	—
2920 - New building Church	—	—	—	—	—	—
2930 - New building Hall	—	—	—	—	—	—
Total	73,741	—	—	—	73,741	95,431

#### Other expenditure

1742 - Bank Charges	—	—	—	—	—	—
Total	—	—	—	—	—	—
<b>EXPENDITURE TOTAL</b>	<b>81,846</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>81,846</b>	<b>101,115</b>
<b>GRAND TOTAL</b>	<b>167,979</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>167,979</b>	<b>(37,766)</b>

## Conclusion

Key items in this year's accounts are as follows:

1. Donation and Gift Aid income, excluding a legacy, compared to 2023 fell by £1,543. However, this was partly offset by bank interest that increased from £1,626 to £2,894, an extra £1,268.
2. A legacy provided £187,500 in March 2024. Further payment(s) will be made by the solicitor in 2025. The PCC is grateful to the late Mr. Leslie Doble for supporting the church in this way.
3. Fees for weddings provided income of £153. It is a legal requirement for Banns to be read when bride or groom live in the parish, but the marriage ceremony takes place in other churches. Three couples had their Banns read during 2024 and the prescribed fee for each was £51. No actual weddings or funerals took place at St Christopher's during 2024.
4. Income in 2024 from the Tuesday pop-in was £84. The accounts show the 2023 pop-in income as £1,528 but this was a lump sum input from the estate of Mr. Doble and was accumulated on behalf of the church over a few years. A decision was taken to stop collecting 50p from those attending pop-in to bring it into line with the Saturday morning meetings and Sunday services where no charge is made.
5. The contract for the nursery was renewed in September 2024 with an increase of £150 each month. It is for three years from 1 September 2024 at £2,400 each month.
6. Costs of other events - £1,500 was spent on a survey required by the Diocese and Charity Commission to establish a new Nursery contract. The cost of holding a Quiz supper was £58.25p and a departing vicar party - £217.80p. The Quiz supper raised funds of £245.
7. Investment Management costs – House Agent fees £4,262 were £225 less than 2023 because a reduced agency fee was agreed. The rent was not changed but the tenant's contract expires in August 2025.
8. Home mission – Charitable donations were made as follows: Ealing Winter Night Shelter -£1,052. Sightsavers £500, Doctors without borders £500. Total £2,052.
9. Ministry parish share paid to the London Diocese was £27,012 for the year. This compares to £42,012 in 2023. The reduction was to account for the additional Assistant Staff Costs of the new employment in mid-February of a Church Community Worker who is employed for 18 hours a week. The cost this year was £12,279.
10. Payment of £10,098 was made in January 2024 for church fabric repairs carried out on the gutters and facia. The work was done in 2023.
11. Additional costs are incurred to pay for gas and electricity used in the vicarage during the interregnum. In 2024 these totaled £284 and are shown as a liability under Agency payments. Visiting (retired) vicars are invited to lead the services and oversee communion during the interregnum. Their fees, £677, are also included in the Agency total. At the end of the interregnum, possibly June 2025, a claim for reimbursement of the Agency costs will be made to the Diocese.
12. The addition of the legacy has given the church a substantial bank balance that exceeds any planned or unexpected expenditure. There are no known risks upon which to base a reserve policy.

I wish to thank Ms. Sheila Burt for examining these accounts.

David Thomas, Treasurer, St Christopher's Church, Hanwell 2 May 2025.



Section A

Independent Examiner's Report

Report to the trustees

St Christopher's Church, Hanwell

On accounts for the year  
ended

31 December 2024

Charity no  
(if any)

1135371

Set out on pages

1 to 6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2024

Responsibilities and  
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent  
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

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

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

Signed:

Sheila R Burt

Date:

11/4/2025

Name:

SHEILA BURT

Relevant professional  
qualification(s) or body  
(if any):

Address:

7 THE BEECHES, 1A3 BOSTON ROAD, LONDON W7 2SU

## **St Christopher's Hanwell - Churchwardens' Report 2025**

This year we have continued in our interregnum or vacancy. We are thankful that there has not been one Sunday when we were unable to hold communion as we have been blessed with good and very welcome support from clergy at St Marys, with Andrew Susy, Chris, Helen, Alison and Stephanie, together with other visitors including Keith S, Fr Mund, Archdeacon Catherine, Bishop Pete B, Jeremy H, Bishop Lusa and David Neno (hope we haven't missed anyone!). We really appreciate everyone who has visited St Christopher's during the vacancy, and everyone is most welcome to come and see us all again at any time!

We are continuing to hold Café Church style services at St Christopher's and we are pleased that people are happy to come along and provide cover. Where there was no cover, our very own Nigel was able to perform our Sacrament of communion by extension. Prince also enlightened us with his wonderful Talks when there were times we had no cover for our services. Nigel has also continued giving Holy Communion to two of our congregation in their homes since they are not able to come to church. Thank you Nigel. David is keeping up to date with the church's house and the vicarage with regards to paying the vicarage amenity bills. Thank you David.

Finding cover was not so easy at times but with forward planning it became less stressful. One quite common challenge for us was getting responses from potential people who are available on the "cover" list, but who were not very forthcoming with their response to our emails requesting cover!

Those that have helped us this year have been very good in this regard, for example Keith initially covered one Sunday a month but gave very good notice that in the coming year of 2025, he was not able to come on regular basis, which meant we could say a big thank you then and we would like to thank him again for his valued support that he given us during the vacancy.

Then came along Father Mund. His retirement meant that he was enabled to cover many services for us and I know the congregation are really enjoying his distinctive Talks. We all love his style!

We have a wonderful PCC who have all supported the Wardens by doing extra help behind the scenes that kept St Christopher's going during the interregnum. Our Service leaders were always up at the front so that our congregation had a familiar face to lead them. Thanks to Nigel and Andrew who do this together with the Churchwardens. The person who is scheduled to do the leading also picks the hymns and does the PowerPoint. Nigel kindly does this when Andrew is leading which is great. The PCC have also made themselves known and available to everyone too, which is much appreciated. When the technology works all is well but there have been some issues; thankfully the congregation understands and carries on regardless! Thank you all!

The PCC had a meeting with Bishop Lusa early in 2024 and we were given the opportunity to ask him direct questions about the offer of a curate to start in June 2025. His response was much more understandable than the email he had sent and has clarified many questions the PCC had about what it means to have a Curate here at St Christopher's. We asked the congregation for their thoughts and answered questions as best we could; everyone got behind the decision, looking forward to welcoming a Curate at St Christopher's!

Bishop Lusa then introduced us to Jenny who was the proposed Curate to start in June 2025. Charlie and Nigel met with her, and both realised what a wonderful lady Jenny is. So exciting times ahead when Jenny starts on 29/06/25; we know Jenny and the family will be given a big welcome by all at St Christopher's! It will be wonderful having Jenny, Lee and their family move into the vicarage in May.

The vicarage has been maintained by the diocese over the winter months. We are very grateful to Charlie, who has been checking the property weekly. There was one incident where a leaking water tank in the loft as soon as the house was vacated. Then in the spring a "visitor" tried to make their home in the ventilation shaft in the utility room! Charlie cleared this out and blocked it temporarily but, after 4 weeks of this discovery, and weekly emails informing the diocese housing people, we are still awaiting the diocese to come and sort this out. The diocese are also due to trim the trees and tidy the garden, service the boiler and get it ready for Jenny and her family to move in. They have assured me it will all be done, so let's have hope and also include Jenny and family in our prayers as they move into the vicarage and get to know the local area and community over the summer months.

This year the Church Garden has also been serviced by a professional gardener with whom Gillian has been coordinating. So, watch the garden over the summer to see it bloom! Thank you, Gillian, for the time you've put into this. And thank you to Bridget for giving us this number of this gardener for us to call.

The Happy Choo Choo Nursery continue to use the Church Hall in term time, Monday to Friday from 8:00 to 16:00. Beavers, Brownies and Scouts use the Hall one evenings a week in term time and the Belles ladies meetings happen once a month.

Marcela is our church Community Worker, and has been steadily making connections, in particular through the Café, Pop-in and with the YMCA staff and residents. Marcela also makes sure the church is supplied with refreshments for its regular meetings and events.

Chris had the daunting task of renewing the lease for the Happy Choo Choo nursery in summer 2024. Not as simple as just changing the dates on the lease but includes lots emails going from him to the diocese and the nursery. After dealing with the diocese, nursery, solicitors and surveyors, the lease with the Nursery was renewed for another 3 years.

The fabric of the church remains in good shape. Visible changes this year include the covering of the rear garden with genuine fake grass, which the nursery children really like, and in 2025 a safety interlock system needed to be installed to make using the cooker/oven compliant with regulations.

Chris also sorted all the safety certificates needed for the church. This includes the electric PAT tests, gas, heating and fire safety. He spent a lot of time waiting in the church, as most of the time people gave themselves very large 'windows' of time or sometimes don't even turn up at all!

In terms of events this past year, Hanwell Big Local held a very successful Fun Day at the Church, with a bouncy castle, stalls, burgers and drinks!

Ealing half marathon ran again in September 2024 and as usual St Christopher's provided a base for the volunteers, handed out oranges to the runners and provided a pit stop at what is the half way point.

We had a visit from Woodlands Primary Academy at Christmastime to listen to the Christmas story, and a big thanks to Marcela, Maureen (and her ukulele!) and Bridget.

The Saturday Community Café at St Christopher's continues to welcome anyone who would like to come along, offering refreshments, a peaceful environment and place to chill out on Saturday mornings.

We continue to host a Pop-In on Tuesday morning in the main church to which all are welcome too! Thanks to Marcela for running these.

As you are aware, Chris has decided not to stand for Church Warden this coming year. Please can we all say a Big Thank You to Chris for he has really gone above and beyond what was expected of him, especially during this vacancy. I know as the other Church warden I will truly miss him as will the PCC. Thank you Chris

Finally, we would like to say a huge thank you to you, our congregation, visitors and friends, for the kindness and encouragement you are giving to us. Your words really keep us going during this difficult time of vacancy.

Thank you  
Chris and Charlie

**The Parochial Church Council of the Ecclesiastical Parish of St Christopher, Hanwell**

England & Wales - Charity number 1135371

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# Accounts

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**St. Christopher's Hanwell**  
**Charity Number 1135371**  
**End of Year Financial Statements**  
**Year ending 31 December 2023**

## □ Introduction

Resumption of more normal activities following the pandemic enabled the church to catch up on essential maintenance. Steady income from the house-to-let and the nursery means that the church is more financially stable than it was a few years ago. We have, however, had to use some of the restricted funds to repair the roof of the building, which is now twenty years old.

## Receipts and Payments Account

	Total funds	Prior year funds
<b>Building - Building Fund (Restricted)</b>		
<b>Expenditure</b>		
Expenditure on charitable activities		
2330 - Church maintenance	10,097	—
<i>Total Expenditure on charitable activities</i>	<u>10,097</u>	<u>—</u>
Excess of Income and endowments over Expenditure	(10,097)	—
Brought forward balance	59,166	59,166
<b>Carried forward balance</b>	<b>49,068</b>	<b>59,166</b>
<b>Redev - Redevelopment Fund (Designated)</b>		
Brought forward balance	1,045	1,045
<b>Carried forward balance</b>	<b>1,045</b>	<b>1,045</b>
<b>General - General fund (Unrestricted)</b>		
<b>Income and endowments</b>		
Donations and legacies		
0101 - Gift Aid - Bank	2,509	2,599
0110 - Gift Aid - Envelopes	360	525
0201 - Other planned giving	1,395	1,935
0301 - Loose plate collections	2,257	2,068
0550 - Donations appeals etc	920	3,000
0601 - Tax recoverable on Gift Aid	1,272	1,261
0701 - Legacies	—	2,000
<i>Total Donations and legacies</i>	<u>8,714</u>	<u>13,389</u>
Income from charitable activities		
1101 - Fees for weddings and funerals	80	390
1241 - Pop-in Income	1,528	—
<i>Total Income from charitable activities</i>	<u>1,608</u>	<u>390</u>
Other trading activities		
1240 - Church hall lettings - fund raising	27,200	27,150
<i>Total Other trading activities</i>	<u>27,200</u>	<u>27,150</u>
Investments		
1020 - Bank and building society interest	1,626	179
1030 - Rent from lands or buildings	24,200	43,500
<i>Total Investments</i>	<u>25,826</u>	<u>43,679</u>
<b>Expenditure</b>		
Raising funds		
1740 - Investment Management Costs	4,487	4,254
1741 - Investment (House) Maintenance Costs	1,196	1,435
<i>Total Raising funds</i>	<u>5,684</u>	<u>5,689</u>
Expenditure on charitable activities		
1830 - Giving - relief and development agencies	1,000	—
1850 - Home mission	1,010	2,000
1870 - Secular charities	—	10

1910 - Ministry parish share etc	42,012	40,008
2101 - Working expenses of incumbent	594	250
2140 - Water rates - vicarage	434	388
2150 - Vicar's telephone	199	227
2170 – Education	35	—
2301 - Church running - insurance	1,277	1,420
2310 - Church office - telephone	596	577
2330 - Church maintenance	18,024	1,819
2331 – Cleaning	2,667	1,984
2340 - Upkeep of services	708	826
2350 - Upkeep of churchyard	—	1,000
2360 – Administration	243	300
2370 - Visiting speakers / locums	154	49
2401 - Church running - electric	2,153	4,620
2410 - Church running - gas	3,375	1,953
2420 - Church running - water	284	384
2710 - Church major repairs - installation	10,564	36,744
<i>Total Expenditure on charitable activities</i>	85,333	94,565
Other expenditure		
1742 - Bank Charges	—	5
<i>Total Other expenditure</i>	—	5
Excess of Income and endowments over Expenditure	(27,668)	(15,650)
Brought forward balance	668,036	683,686
<b>Carried forward balance</b>	<b>640,367</b>	<b>668,036</b>

#### ZReval - Revaluation reserves (Restricted)

Brought forward balance	12	12
<b>Carried forward balance</b>	<b>12</b>	<b>12</b>

## Balance sheet

Class and code	Description	This year	Last year
<b>Fixed assets</b>			
6430	Sample fixed asset	—	—
6431	House Purchased 2019	580,000	580,000
	<b>Total Fixed assets</b>	<b>580,000</b>	<b>580,000</b>
<b>Current assets</b>			
6501	Bank current account	4,712	6,641
6502	Redevelopment A/c	1,528	1,045
6505	Bank deposit account	103,984	140,358
6590	Cash in hand	268	215
	<b>Total Current assets</b>	<b>110,494</b>	<b>148,260</b>
<b>Liabilities</b>			
6699	Agency collections	—	—
Z04	Accounts Payable	—	—
	<b>Total Liabilities</b>	<b>—</b>	<b>—</b>
	<b>Net Asset surplus(deficit)</b>	<b>690,494</b>	<b>728,260</b>
<b>Reserves</b>			
	Excess / (deficit) to date	(37,766)	(15,650)
Z01	Starting balances	728,260	743,911
Z03	Gains/(losses) on reval of fixed assets	—	—
	<b>Total Reserves</b>	<b>690,494</b>	<b>728,260</b>
	<b>Represented by funds</b>		
	Unrestricted	640,367	668,036
	Designated	1,045	1,045
	Restricted	49,081	59,179
	Endowment	—	—

Total

690,494 728,260

## Statement of assets and liabilities

	General	Designated	Restricted	Endowment	This year	Last year
<b>Fixed assets - Tangible assets</b>						
House Purchased 2019 -	580,000	—	—	—	580,000	580,000
<b>Totals</b>	<b>580,000</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>580,000</b>	<b>580,000</b>
<b>Current assets - Cash at bank and in hand</b>						
Bank current account -	26,962	(21,951)	(298)	—	4,712	6,641
Redevelopment A/c -	(23,994)	22,996	2,527	—	1,528	1,045
Bank deposit account -	56,152	—	47,832	—	103,984	140,358
Cash in hand -	1,248	—	(980)	—	268	215
<b>Totals</b>	<b>60,367</b>	<b>1,045</b>	<b>49,081</b>	<b>—</b>	<b>110,494</b>	<b>148,260</b>
<b>Grand total</b>	<b>640,367</b>	<b>1,045</b>	<b>49,081</b>	<b>—</b>	<b>690,494</b>	<b>728,260</b>

## Fund movement by type

	Opening	Incoming	Outgoing	Transfers	Gains/losses	Journals	Closing
<b>Building - Building Fund</b>							
Restricted	59,166	—	10,097	—	—	—	49,068
<b>Sub-total for Building</b>	<b>59,166</b>	<b>—</b>	<b>10,097</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>49,068</b>
<b>Redev - Redevelopment Fund</b>							
Designated	1,045	—	—	—	—	—	1,045
<b>Sub-total for Redev</b>	<b>1,045</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,045</b>
<b>General - General fund</b>							
Unrestricted	668,036	63,349	91,017	—	—	—	640,367
<b>Sub-total for General</b>	<b>668,036</b>	<b>63,349</b>	<b>91,017</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>640,367</b>
<b>ZReval - Revaluation reserves</b>							
Restricted	12	—	—	—	—	—	12
<b>Sub-total for ZReval</b>	<b>12</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>12</b>
<b>Grand total</b>	<b>728,260</b>	<b>63,349</b>	<b>101,115</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>690,494</b>

## Analysis of receipts and payments

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
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## INCOME AND ENDOWMENTS

### Donations and legacies

0101 - Gift Aid – Bank	2,509	—	—	—	2,509	2,599
0110 - Gift Aid – Envelopes	360	—	—	—	360	525
0201 - Other planned giving	1,395	—	—	—	1,395	1,935
0301 - Loose plate collections	2,257	—	—	—	2,257	2,068
0550 - Donations appeals etc	920	—	—	—	920	3,000
0601 - Tax recoverable on Gift Aid	1,272	—	—	—	1,272	1,261
0701 – Legacies	—	—	—	—	—	2,000
<b>Total</b>	<b>8,714</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>8,714</b>	<b>13,389</b>

### Income from charitable activities

1101 - Fees for weddings and funerals	80	—	—	—	80	390
1241 - Pop-in Income	1,528	—	—	—	1,528	—
<b>Total</b>	<b>1,608</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,608</b>	<b>390</b>

**Other trading activities**

1240 - Church hall lettings - fund raising	27,200	—	—	—	27,200	27,150
Total	27,200	—	—	—	27,200	27,150

**Investments**

1020 - Bank and building society interest	1,626	—	—	—	1,626	179
1030 - Rent from lands or buildings	24,200	—	—	—	24,200	43,500
Total	25,826	—	—	—	25,826	43,679
<b>INCOME TOTAL</b>	<b>63,349</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>63,349</b>	<b>84,609</b>

**EXPENDITURE****Raising funds**

1740 - Investment Management Costs	4,487	—	—	—	4,487	4,254
1741 - Investment (House) Maintenance Costs	1,196	—	—	—	1,196	1,435
Total	5,684	—	—	—	5,684	5,689

**Expenditure on charitable activities**

1830 - Giving - relief and development agencies	1,000	—	—	—	1,000	—
1850 - Home mission	1,010	—	—	—	1,010	2,000
1870 - Secular charities	—	—	—	—	—	10
1910 - Ministry parish share etc	42,012	—	—	—	42,012	40,008
2101 - Working expenses of incumbent	594	—	—	—	594	250
2140 - Water rates – vicarage	434	—	—	—	434	388
2150 - Vicar's telephone	199	—	—	—	199	227
2170 – Education	35	—	—	—	35	—
2301 - Church running - insurance	1,277	—	—	—	1,277	1,420
2310 - Church office – telephone	596	—	—	—	596	577
2330 - Church maintenance	18,024	—	10,097	—	28,122	1,819
2331 – Cleaning	2,667	—	—	—	2,667	1,984
2340 - Upkeep of services	708	—	—	—	708	826
2350 - Upkeep of churchyard	—	—	—	—	—	1,000
2360 – Administration	243	—	—	—	243	300
2370 - Visiting speakers / locums	154	—	—	—	154	49
2401 - Church running – electric	2,153	—	—	—	2,153	4,620
2410 - Church running – gas	3,375	—	—	—	3,375	1,953
2420 - Church running – water	284	—	—	—	284	384
2710 - Church major repairs – installation	10,564	—	—	—	10,564	36,744
Total	85,333	—	10,097	—	95,431	94,565

**Other expenditure**

1742 - Bank Charges	—	—	—	—	—	5
Total	—	—	—	—	—	5
<b>EXPENDITURE TOTAL</b>	<b>91,017</b>	<b>—</b>	<b>10,097</b>	<b>—</b>	<b>101,115</b>	<b>100,260</b>

<b>GRAND TOTAL</b>	<b>(27,668)</b>	<b>—</b>	<b>(10,097)</b>	<b>—</b>	<b>(37,766)</b>	<b>(15,650)</b>
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## □ Conclusion

Key items in this year's accounts are as follows:

1. Regular donations over the year fell by £606 compared to 2022.
2. The separately held "Pop-in" funds were transferred to the church early in the year. Now being treated as "designated" and shown as the redevelopment bank account.
3. The church roof, facias and gutters had to be repaired, Where wood had originally been used it was replaced with more durable plastic to secure a longer life. The cost was a little over £20,000 of which half has been paid this year. The balance was paid in January 2024.
4. The church emergency lighting was found to be faulty. The PCC decided that a complete replacement of all the lights was the most economical solution at a cost of £3,284 of which half was paid this year.
5. Following an incident involving a parent of a child attending the nursery a decision was taken to improve security by replacing the railings around the perimeter of the church. This required planning permission from the council. Final cost was £13,646.
6. New signs identifying the church were purchased and erected at a cost of £2,196,
7. Bank account interest in 2023 was £1,626 compared with £179 in 2022.
8. £2,000 was sent to good causes - £1,000 to a needy northern church, and £500 each to Doctors without Borders and Sightsavers.
9. It is worth observing that under "Investments" rent from buildings is £19,300 lower in 2023 because in 2022 the YMCA had made a one-off payment of twenty year's ground lease arrears of £20,000.

I would like to thank Ms. Sheila Burt for examining these accounts.

David Thomas  
Treasurer. St Christopher's Hanwell  
15 February 2024

## Trustee's (Church Wardens) Report 2023/2024

At the end of this year (March 2024) we are now in vacancy, after we said goodbye to our vicar Suzanne and her husband Tom on 25 February 2024. We would like to extend our thanks to them both for what they have done for our church. They have certainly left their mark at St. Christopher's and we wish them luck and many blessings in the future.

The team behind us church wardens are also very supportive in the ongoing vacancy and what this involves. Thanks to Andrew, Prince and Nigel for the service you do in leading, preaching and taking Holy Communion by extension. Nigel has continued giving Holy Communion to two of our congregation in their homes since they are not able to come to church. David is keeping up to date with the church's house and the vicarage with regards to paying the vicarage amenity bills. Thank you David.

We are continuing to hold Café Church style services at St Christopher's and we are pleased that people are happy to come along and provide cover. It is hoped that almost all services will be covered from June onwards. Keith is supporting us until we have a vicar by coming to take our services the second and fourth Sunday of the month. St Mary's are taking the service on the third Sunday of the month. St Mary's are also supporting us with the readings for our rota and are very happy for us to ask questions, offer advice and support. Other Sundays we are getting some cover but after a time when cover was difficult to secure, in the longer term we have good coverage for our Café Church Holy Communion service.

This past year, Hanwell Big Local held a very successful Fun Day at the Church, with a bouncy castle, stalls, burgers and drinks! Ealing Half Marathon ran again in September 2023 and as usual St Christopher's provided a base for the volunteers, handed out oranges to the runners and provided a pit stop at what is the half way point.

We held a '20th Anniversary of the new building' service of thanksgiving in November 2023 with Archdeacon Catherine Pickford presiding. Our local MP came along and the YMCA managers were invited. There was a lunch afterwards, to which all were invited.

We had a visit from Woodlands Primary Academy at Christmastime to listen to the Christmas story. Along with the Ealing Winter Night Shelter, we welcomed our homeless guests for ten consecutive days when St Christopher's became a 24 hour home for around 14 people over Christmas and the New Year. We had new signs installed at the front of the church and stained glass tryptic of the trinity placed on the windows behind the altar.

The Community Café at St Christopher's continues to welcome anyone who would like to come along, offering refreshments, a peaceful environment and place to chill out on Saturday mornings. We continue to host a pop in on Tuesday mornings in the main church to which all are welcome too!

The fabric of the church has seen some changes since last May. The main one being the new fence around the garden, which appears to be holding up well and provides the nursery with reassurance. All the internal lighting in the hall and church has been upgraded, and a totally independent electricity supply provided, which should make having control of our bills so much easier. A new boiler for Café Church was kindly donated and is in use this year. Externally, a trench for the electricity supply was dug and now filled in again, and all the woodwork around the eaves of the church upgraded and replaced with a long-lasting composite material.

Finally, we would like to say a huge thank you to you, our congregation and friends, for the kindness and encouragement you are giving to us. Your words really keep us going during this difficult time of vacancy.

Thank you  
Chris and Charlie  
April 2024



**Report to the trustees/  
members of**

ST CHRISTOPHERS P.C.C. HANWELL

**On accounts for the year  
ended**

31 DECEMBER 2023

**Charity  
no (if any)**

1135371

**Set out on pages**

1 to 6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

**Responsibilities and basis  
of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~ \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**

Sheila M Burt

**Date:**

21/4/2024

**Name:**

SHEILA M BURT

**Relevant professional  
qualification(s) or body  
(if any):**

**Address:**

7 THE BEECHES,  
193 BOSTON ROAD  
LONDON W7 2JU

**The Parochial Church Council of the Ecclesiastical Parish of St Christopher, Hanwell**

England & Wales - Charity number 1135371

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# Accounts

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## St Christopher's Hanwell, Trustees' Reports 2022

### Church Wardens' report on behalf of the PCC

Covid Omicron was with us at the start of the year. Whilst it is still with us the impact on our daily lives is getting less

Community Café on a Saturday morning continues to be well attended and what fun they have there. All the new games with drinks and cakes

We decided to try something new. From May 2022 the church for a year adopted a change to services. This was a new 9.30 service with Holy Communion where it was a said service for quiet contemplation and deep thought. Very intimate and very thought provoking.

At the same time our 11am service became our Cafe Style service with Holy Communion 'Café style' on the 1st Sunday of the month, which was relaxed and informal. We encouraged more Lay Leaders doing the "talk" and another leading the service. We sit around tables and enjoy our cup of tea and biscuits (and sometimes even carrots brought by Tom!). Scouts are still very much encouraged to have a parade service with fun and learning once a month too! A review of these arrangements will take place in May 2023.

Our Christmas services were very interesting. This year we had a 'lollipop' nativity, with little nativity characters to help everyone get involved! The carol singing was great and very enthusiastic hand bell ringing welcomed worshippers to the carol service again last Christmas!

This last year, St Christopher's was invited to host not one, but two 'online' church services for the Church of England! One in summer 2022, the other the Nativity in early 2023. This was prepared with great enthusiasm by everyone at St Christopher's, filmed and edited by Tom and received positively by so many people who viewed them, each service being watched by thousands of people, many overseas.

Tom is absolutely amazing how he learns our music for our singing by teaching himself to play by ear. It is reported to us that the congregation absolutely love this. So thank you Tom. And thank you Chris for playing your bass guitar!

We very much appreciate our Suzanne. Where does our amazing vicar get her energy from and ideas from when she is doing the "talk"? How she manages to fit in her work as vicar into her "part time" hours *and* do her PhD is beyond us! Thank you Suzanne for your energy.

The church held a jubilee tea party to celebrate the Platinum Jubilee for Queen Elizabeth II, which was well attended and had lots of yummy food, union jacks and paper plate crowns! A few weeks later, Hanwell Big Local held a very successful Fun Day at the Church, with a bouncy castle, stalls, burgers and drinks!

We hosted the archdeacon for her visitation to inspect the church's paperwork, and all was found to be in good order. It was also confirmed that the diocese will be continuing to offer only a half-time clergy person in our parish.

Over the last year there have been challenges too. In particular a shooting in the autumn last year in the foyer was very distressing and brought home how much we need to love and

cherish each other. Suzanne held a special service bringing contemplation, prayer, comfort and unity. We hold those who live and work in the YMCA, past and present, in our prayers.

The fabric of the church has seen some changes since last May. The main one being the newly refurbished toilets, which appear to be holding up well and have been compared to the toilets at Heathrow Airport! In the kitchen, the mixer taps, fridge, donated dishwasher and water heater have all been replaced this year. Externally, the oak tree has been trimmed down as it was starting to damage the church itself. After an incident in the church garden during nursery hours, new high railings have been commissioned and will be installed in the summer, supporting safeguarding of the children. Part of the old railings will be used to fill the gap at the side of church, where the railings had buckled and had to be removed.

We Church Wardens would like to say thank you to everyone for your support and understanding in the way our church is running at present. Your patience has really helped us both in ways you don't understand. You are all wonderful.

Chris Royle and Charlie Adjetey

## Vicar's report

### **Gratitude:**

It continues to be a privilege to serve God by loving and serving this church and community. Tom and I continue to be grateful for the love and grace you show to us. I'm particularly grateful, as always, for your patience in bearing with me while I only work part-time.

Charlie & Chris continue to be fabulous wardens, doing everything they can to support the work of the church and me personally. The PCC continues to be a place where we seek to do God's business in harmonious ways. It's not a glamorous role to be a PCC member, but it's essential for the legal functioning of the church and for discussing the ministry and mission of the church. I'm very grateful to them all for making my job easier.

There have been many challenges in the last year. The shooting in the reception last Autumn and all the consequences of that. And Les' deteriorating health and his death (now living resident of heaven!) I'm thankful to God for getting us through both – The light shines in the darkness and the darkness has not overcome it!

### **Taken opportunities:**

We led two of the Church of England online services as a church, one last summer, in July, and again for Epiphany in January.

We had visits to church from classes at Brentside Primary & Woodlands Primary Academy.

We invited our local MP and the YMCA manager to do readings at Carols by Candlelight.

We have welcomed both Archdeacon Catherine and Bishop Lusa to speak at services this year.

### **Opportunities in progress:**

We are in talks with the YMCA manager and the CEO, to renew our partnership working.

We have had new signs made, which will be fitted early in the summer of 2023 – to improve our presence.

**Continued opportunities:**

We have decided on all age café church communion at 11am and will do our best to make it the best it can be.

We continue with Community Café as a place both of fellowship for the church and a place for the community to come for company.

We continue to host pop-in on Tuesdays, providing a friendship space to the community.

We continue to try to be faithful to God both together as a church gathered and individually in our lives as church scattered.

We continue to ask God to help us with our mission: “To welcome, love and serve all people”.

May God bless us and use us as a blessing, as we strive to act justly, love mercy and walk humbly!

**St. Christopher's Church, Hanwell**  
**Charity Number 1135371**  
**End of Year Financial Statements**  
**Year ending 31 December 2022**

- **Introduction**

Income has increased this year, mainly from donations, a legacy, and arrears of rent being paid to the church by the YMCA. Essential internal building improvements and three year's electricity payment to the YMCA plus other increases in costs resulted in the year's expenditure being £15,650 more than total income.

## Receipts and Payments Account

	Total funds	Prior year funds
<b>Building - Building Fund (Restricted)</b>		
Brought forward balance	59,167	59,517
Transfers to/(from)	—	(350)
<b>Carried forward balance</b>	<b>59,167</b>	<b>59,167</b>
<b>Redev - Redevelopment Fund (Designated)</b>		
Brought forward balance	1,045	1,045
<b>Carried forward balance</b>	<b>1,045</b>	<b>1,045</b>
<b>General - General fund (Unrestricted)</b>		
<b>Income and endowments</b>		
Donations and legacies		
0101 - Gift Aid - Bank	2,599	2,869
0110 - Gift Aid - Envelopes	525	950
0201 - Other planned giving	1,935	1,180
0301 - Loose plate collections	2,069	1,545
0550 - Donations appeals etc	3,000	—
0601 - Tax recoverable on Gift Aid	1,262	1,185
0701 - Legacies	2,000	—
<i>Total Donations and legacies</i>	<i>13,390</i>	<i>7,729</i>
Income from charitable activities		
1101 - Fees for weddings and funerals	390	246
<i>Total Income from charitable activities</i>	<i>390</i>	<i>246</i>
Other trading activities		
1240 - Church hall lettings - fund raising	27,150	27,330
<i>Total Other trading activities</i>	<i>27,150</i>	<i>27,330</i>
Investments		
1020 - Bank and building society interest	180	41
1030 - Rent from lands or buildings	43,500	21,000
<i>Total Investments</i>	<i>43,680</i>	<i>21,041</i>
<b>Expenditure</b>		
Raising funds		
1740 - Investment Management Costs	4,254	4,284
1741 - Investment (House) Maintenance Costs	1,435	2,659
<i>Total Raising funds</i>	<i>5,689</i>	<i>6,943</i>
Expenditure on charitable activities		
1850 - Home mission	2,000	3,000
1870 - Secular charities	10	10
1910 - Ministry parish share etc	40,008	37,800
2101 - Working expenses of incumbent	250	200
2140 - Water rates - vicarage	389	376
2150 - Vicar's telephone	228	481

2301 - Church running - insurance	1,420	1,321
2310 - Church office - telephone	577	576
2330 - Church maintenance	1,820	1,152
2331 - Cleaning	1,985	1,242
2340 - Upkeep of services	827	282
2350 - Upkeep of churchyard	1,000	—
2360 - Administration	300	260
2370 - Visiting speakers / locums	49	48
2401 - Church running - electric	4,620	—
2410 - Church running - gas	1,954	2,526
2420 - Church running - water	384	673
2710 - Church major repairs - installation	36,744	—
<i>Total Expenditure on charitable activities</i>	<u>94,565</u>	<u>49,947</u>
Other expenditure		
1742 - Bank Charges	6	—
<i>Total Other expenditure</i>	<u>6</u>	<u>—</u>
Excess of Income and endowments over Expenditure	(15,651)	(544)
Brought forward balance	683,687	683,881
Transfers to/(from)	—	350
<b>Carried forward balance</b>	<b>668,036</b>	<b>683,687</b>
<b>ZReval - Revaluation reserves (Restricted)</b>		
Brought forward balance	13	13
<b>Carried forward balance</b>	<b>13</b>	<b>13</b>

## Balance sheet

Class and code	Description	This year	Last year
<b>Fixed assets</b>			
6430	Sample fixed asset	—	—
6431	House Purchased 2019	580,000	580,000
	<b>Total Fixed assets</b>	<b>580,000</b>	<b>580,000</b>
<b>Current assets</b>			
6501	Bank current account	6,642	32,586
6502	Redevelopment A/c	1,045	1,045
6505	Bank deposit account	140,358	130,179
6590	Cash in hand	215	102
	<b>Total Current assets</b>	<b>148,260</b>	<b>163,911</b>
<b>Liabilities</b>			
6699	Agency collections	—	—
Z04	Accounts Payable	—	—
	<b>Total Liabilities</b>	<b>—</b>	<b>—</b>
	<b>Net Asset surplus(deficit)</b>	<b>728,260</b>	<b>743,911</b>
<b>Reserves</b>			
	Excess / (deficit) to date	(15,651)	(544)
Z01	Starting balances	743,911	744,456
Z03	Gains/(losses) on reval of fixed assets	—	—
	<b>Total Reserves</b>	<b>728,260</b>	<b>743,911</b>

Represented by funds

Unrestricted	668,036	683,687
Designated	1,045	1,045
Restricted	59,179	59,179
Endowment	—	—
<b>Total</b>	<b>728,260</b>	<b>743,911</b>

## Statement of assets and liabilities

	General	Designated	Restricted	Endowment	This year	Last year
<b>Fixed assets - Tangible assets</b>						
House Purchased 2019 -	580,000	—	—	—	580,000	580,000
<b>Totals</b>	<b>580,000</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>580,000</b>	<b>580,000</b>
<b>Current assets - Cash at bank and in hand</b>						
Bank current account -	28,893	(21,951)	(300)	—	6,642	32,586
Redevelopment A/c -	(24,478)	22,996	2,527	—	1,045	1,045
Bank deposit account -	82,526	—	57,833	—	140,358	130,179
Cash in hand -	1,095	—	(880)	—	215	102
<b>Totals</b>	<b>88,036</b>	<b>1,045</b>	<b>59,179</b>	<b>—</b>	<b>148,260</b>	<b>163,911</b>
<b>Grand total</b>	<b>668,036</b>	<b>1,045</b>	<b>59,179</b>	<b>—</b>	<b>728,260</b>	<b>743,911</b>

## Fund movement by type

	Opening	Incoming	Outgoing	Transfers	Gains/losses	Journals	Closing
<b>Building - Building Fund</b>							
Restricted	59,167	—	—	—	—	—	59,167
<b>Sub-total for Building</b>	<b>59,167</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>59,167</b>
<b>Redev - Redevelopment Fund</b>							
Designated	1,045	—	—	—	—	—	1,045
<b>Sub-total for Redev</b>	<b>1,045</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,045</b>
<b>General - General fund</b>							
Unrestricted	683,687	84,609	100,260	—	—	—	668,036
<b>Sub-total for General</b>	<b>683,687</b>	<b>84,609</b>	<b>100,260</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>668,036</b>
<b>ZReval - Revaluation reserves</b>							
Restricted	13	—	—	—	—	—	13
<b>Sub-total for ZReval</b>	<b>13</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>13</b>
<b>Grand total</b>	<b>743,911</b>	<b>84,609</b>	<b>100,260</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>728,260</b>

## Analysis of receipts and payments

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
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## INCOME AND ENDOWMENTS

### Donations and legacies

0101 - Gift Aid – Bank	2,599	—	—	—	2,599	2,869
0110 - Gift Aid – Envelopes	525	—	—	—	525	950
0201 - Other planned giving	1,935	—	—	—	1,935	1,180
0301 - Loose plate collections	2,069	—	—	—	2,069	1,545
0550 - Donations appeals etc	3,000	—	—	—	3,000	—
0601 - Tax recoverable on Gift Aid	1,262	—	—	—	1,262	1,185
0701 – Legacies	2,000	—	—	—	2,000	—
<b>Total</b>	<b>13,390</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>13,390</b>	<b>7,729</b>

**Income from charitable activities**

1101 - Fees for weddings and funerals	390	—	—	—	390	246
Total	390	—	—	—	390	246

**Other trading activities**

1240 - Church hall lettings - fund raising	27,150	—	—	—	27,150	27,330
Total	27,150	—	—	—	27,150	27,330

**Investments**

1020 - Bank and building society interest	180	—	—	—	180	41
1030 - Rent from lands or buildings	43,500	—	—	—	43,500	21,000
Total	43,680	—	—	—	43,680	21,041
<b>INCOME TOTAL</b>	84,609	—	—	—	84,609	56,345

**EXPENDITURE****Raising funds**

1740 - Investment Management Costs	4,254	—	—	—	4,254	4,284
1741 - Investment (House) Maintenance Costs	1,435	—	—	—	1,435	2,659
Total	5,689	—	—	—	5,689	6,943

**Expenditure on charitable activities**

1850 - Home mission	2,000	—	—	—	2,000	3,000
1870 - Secular charities	10	—	—	—	10	10
1910 - Ministry parish share etc	40,008	—	—	—	40,008	37,800
2101 - Working expenses of incumbent	250	—	—	—	250	200
2140 - Water rates – vicarage	389	—	—	—	389	376
2150 - Vicar's telephone	228	—	—	—	228	481
2301 - Church running - insurance	1,420	—	—	—	1,420	1,321
2310 - Church office – telephone	577	—	—	—	577	576
2330 - Church maintenance	1,820	—	—	—	1,820	1,152
2331 – Cleaning	1,985	—	—	—	1,985	1,242
2340 - Upkeep of services	827	—	—	—	827	282
2350 - Upkeep of churchyard	1,000	—	—	—	1,000	—
2360 – Administration	300	—	—	—	300	260
2370 - Visiting speakers / locums	49	—	—	—	49	48
2401 - Church running – electric	4,620	—	—	—	4,620	—
2410 - Church running – gas	1,954	—	—	—	1,954	2,526
2420 - Church running – water	384	—	—	—	384	673
2710 - Church major repairs – installation	36,744	—	—	—	36,744	—
Total	94,565	—	—	—	94,565	49,947

**Other expenditure**

1742 - Bank Charges	6	—	—	—	6	—
Total	6	—	—	—	6	—

<b>EXPENDITURE TOTAL</b>	100,260	—	—	—	100,260	56,890
<b>GRAND TOTAL</b>	(15,651)	—	—	—	(15,651)	(544)

## • Conclusion

Following the pandemic that suppressed activities during the previous two years more has been done in 2022. The following items have impacted upon the church's finances.

1. A Sunday service recorded at St Christopher's and shown on various internet platforms prompted an overseas viewer to donate £3,000 to our funds, The bank took £5.50p in charges.
2. When reading the church property lease agreement our vicar, Suzanne Vernon-Yorke, found that rent was due to be paid each year by the YMCA to St Christopher's. This was accepted and the YMCA paid £22,000, including twenty years' arrears, in 2022.
3. The house to let continued to provide income and maintenance costs nearly halved this year.
4. Charitable donations were made to Sightsavers (£500), Doctors without Borders (£500) and a northern church in need (£1,000). A further £1,000 was available to support YMCA residents but a suitable nomination was not forthcoming.
5. Payment to the Diocese, as the parish share of costs, was increased by 5.8% to £40,008.
6. Upkeep of services increased as a new format of "Café Church" was introduced for one year.
7. In the churchyard essential work on the tree to prevent damage to the building cost £1,000.
8. An invoice was received from the YMCA for electricity used since 2019 and payment of £4,620 was made.
9. The PCC agreed that the toilets were not up to standard. Tenders for refurbishment were invited and a contract was signed. The work was completed late in 2022 at a cost of £36,744.

The PCC wish to thank Ms. Sheila Burt for once again examining the accounts.

David Thomas  
Treasurer

This report dated: 26 March 2023.



Section A Independent Examiner's Report

Report to the trustees/ members of

St Christopher's Church, Hanwell

On accounts for the year ended

31 December 2022

Charity no (if any)

1135371

Set out on pages

1 to 6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2022.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

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

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

Signed:

Sheila R Burt

Date:

24/3/23

Name:

SHEILA BURT

Relevant professional qualification(s) or body (if any):

Address:

7 THE BEECHES, 193 BOSTON ROAD HANWELL LONDON W7 2SU

**The Parochial Church Council of the Ecclesiastical Parish of St Christopher, Hanwell**

England & Wales - Charity number 1135371

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# Accounts

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## Vicar's Report – APCM – May 2022 - Suzanne Vernon-Yorke

### **Gratitude:**

It continues to be a huge honour to serve here at St. Christopher's under God. Tom and I love this church and this neighbourhood. From the start, over 4 and a half years ago, I would look out at you all from the altar and feel overwhelmed by the love God has for all of you. This hasn't changed!

Charlie & Chris continue to be supportive and helpful wardens, and they are willing to continue being so. Hooray! With them and the rest of the PCC, we are blessed here with our leadership team.

The last year has been a slow and steady emerging from the restrictions of covid, to gently start to meet again after church for a cuppa and a chat. A time of fellowship much missed and much needed.

### **New opportunities:**

I lead the Church of England online service last summer and we will do it again, as a church in July.

I was interviewed for the Lent Appeal run by the diocese about doing Street Chat before covid, which will be back this term.

I started Craft-tea Café on Saturday mornings and we saw a few people come along to that. Broadened it to Community Café in case some weren't coming along because of crafts. We continue that as a place both of fellowship for the church and a place for the community to come for company.

We have been praying about the lack of young people in church and responded to the diocesan call to grow younger, and encourage more lay leadership, and began 11am Café Church alongside a 9.30am Holy Communion service at the start of May.

We restarted a Bible study on Tuesday evenings.

### **Continued opportunities:**

We continue to try to be faithful to God both together as a church gathered and individually in our lives as church scattered.

We continue to ask God to help us with our mission: "To welcome, love and serve all people".

May God bless us and use us as a blessing! <><

## **Church Wardens Report 2022**

Covid is still with us but thanks to the vaccine we are all learning to live with it.

Last Christmas we were happy to sing the Christmas Carols rather than "humming" as we did the previous year! Made it feel more like Christmas.

Suzanne has also started our Community Café on a Saturday morning and what fun they have there. All the new games with drinks and cakes! I wonder how much cheating goes on with the games. Especially the Herd game.

We are finally having normal services. And now we are trying something new and exciting. Holy communion at 9.30am then an All-Age Café Church Service at 11am. It is wonderful to have these new beginnings for our church to try and open us up to the younger generation. So, watch this space.

At our 11am services it has been wonderful having the live band. Thank you to Tom for learning the hymns without reading music. You are truly amazing. And much appreciated.

Thanks also to our awesome vicar, Suzanne. Your ideas and props have given St. Christopher's a breath of fresh air. Each year you have been with us you keep us going with your bright ideas. Thank you!

Thank you

Chris and Charlie

Electoral Roll:39

Deanery Synod:

Another year of the Deanery Synod has passed as we come out of the pandemic, with a hybrid of in person and online meetings. Starting with the AGM and the election of Officers via Zoom. Following this we had the Deanery Celebrations and the Archdeacon's Visitation.

The Mission Fund Presentations, normally the highlight of the year for me, took place via Zoom with a total of 44 applicants. Time constraints limited it to 6 inspiring presentations. The grant money was doubled from last year and all applicants were successful.

We were also informed that there will be a huge change to the structure of the Winter Night Shelter. Resources will now be used to put people up in temporary hotel accommodation. This was introduced during the pandemic when Churches were not an option. The reasoning behind this is that people were spending their time going from one place to another each night and the time spent doing this could be better used helping people look for job opportunities.

I also had the opportunity to vote for the Deanery Synod West London Representative, with over 40 candidate statements to consider, so there was a lot reading to be done with a huge variety of candidates to consider. My first vote was for a progressive, disabled, pro female & LGBT candidate. I was also delighted to support the application of our own Nigel Clarke.

Mark Howlett

Deanery Synod Rep.

**St Christopher's Church, Hanwell**

**End of Year Financial Statements**

**Year ending 31 December 2021**

- **Introduction**

During 2021 the Covid 19 pandemic regulations required the church to be closed at various times. Smaller congregations occurred when services were held and this had an impact upon the donations received. The pandemic also meant it was not possible to let the hall for hire. Due to the amount of wear and tear the PCC took the decision that no further hall lettings for parties etc. would be allowed. This was reflected in reduced income.

## Receipts and Payments Account

	Total funds	Prior year funds
<b>Building - Building Fund (Restricted)</b>		
Brought forward balance	59,516	59,516
Transfers to/(from)	(350)	—
<b>Carried forward balance</b>	<b>59,166</b>	<b>59,516</b>
<b>Redev - Redevelopment Fund (Designated)</b>		
Brought forward balance	1,045	1,045
<b>Carried forward balance</b>	<b>1,045</b>	<b>1,045</b>
<b>General - General fund (Unrestricted)</b>		
<b>Income and endowments</b>		
Donations and legacies		
0101 - Gift Aid - Bank	2,869	3,264
0110 - Gift Aid - Envelopes	950	640
0201 - Other planned giving	1,180	2,380
0301 - Loose plate collections	1,544	824
0601 - Tax recoverable on Gift Aid	1,185	1,794
<i>Total Donations and legacies</i>	<i>7,728</i>	<i>8,903</i>
Income from charitable activities		
1101 - Fees for weddings and funerals	246	149
<i>Total Income from charitable activities</i>	<i>246</i>	<i>149</i>
Other trading activities		
1240 - Church hall lettings - fund raising	27,330	28,470
<i>Total Other trading activities</i>	<i>27,330</i>	<i>28,470</i>
Investments		
1020 - Bank and building society interest	40	406
1030 - Rent from lands or buildings	21,000	21,000
<i>Total Investments</i>	<i>21,040</i>	<i>21,406</i>
<b>Expenditure</b>		
Raising funds		
1740 - Investment Management Costs	4,284	5,110
1741 - Investment (House) Maintenance Costs	2,658	723
<i>Total Raising funds</i>	<i>6,942</i>	<i>5,833</i>
Expenditure on charitable activities		
1801 - Giving to missionary societies	—	45
1850 - Home mission	3,000	3,000
1870 - Secular charities	10	—
1910 - Ministry parish share etc	37,800	36,000

2101 - Working expenses of incumbent	200	229
2140 - Water rates - vicarage	375	—
2145 - Parsonage - water	—	359
2150 - Vicar's telephone	480	125
2301 - Church running - insurance	1,321	1,292
2310 - Church office - telephone	575	575
2330 - Church maintenance	1,152	206
2331 - Cleaning	1,242	1,112
2340 - Upkeep of services	281	531
2360 - Administration	259	—
2370 - Visiting speakers / locums	48	—
2410 - Church running - gas	2,525	666
2420 - Church running - water	673	262
<i>Total Expenditure on charitable activities</i>	49,947	44,406
Excess of Income and endowments over Expenditure	(544)	8,688
Brought forward balance	683,881	675,192
Transfers to/(from)	350	—
<b>Carried forward balance</b>	<b>683,686</b>	<b>683,881</b>

#### ZReval - Revaluation reserves (Restricted)

Brought forward balance	12	12
<b>Carried forward balance</b>	<b>12</b>	<b>12</b>

## Balance sheet

Class and code	Description	This year	Last year
<b>Fixed assets</b>			
6431	House Purchased 2019	580,000	580,000
	<b>Total Fixed assets</b>	<b>580,000</b>	<b>580,000</b>
<b>Current assets</b>			
6501	Bank current account	32,586	33,696
6502	Redevelopment A/c	1,045	1,045
6505	Bank deposit account	130,178	129,137
6590	Cash in hand	101	712
	<b>Total Current assets</b>	<b>163,911</b>	<b>164,591</b>
<b>Liabilities</b>			
6699	Agency collections	—	136
Z04	Accounts Payable	—	—
	<b>Total Liabilities</b>	<b>—</b>	<b>136</b>
	<b>Net Asset surplus(deficit)</b>	<b>743,911</b>	<b>744,455</b>
<b>Reserves</b>			
	Excess / (deficit) to date	(544)	55,708
Z01	Starting balances	744,455	688,746
Z03	Gains/(losses) on reval of fixed assets	—	—
	<b>Total Reserves</b>	<b>743,911</b>	<b>744,455</b>
	<b>Represented by funds</b>		
	Unrestricted	683,686	683,881
	Designated	1,045	1,045
	Restricted	59,179	59,529
	Endowment	—	—
	<b>Total</b>	<b>743,911</b>	<b>744,455</b>

## Statement of assets and liabilities

	General	Designated	Restricted	Endowment	This year	Last year
<b>Fixed assets - Tangible assets</b>						
House Purchased 2019 -	580,000	—	—	—	580,000	580,000
<b>Totals</b>	<b>580,000</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>580,000</b>	<b>580,000</b>
<b>Current assets - Cash at bank and in hand</b>						
Bank current account -	54,837	(21,951)	(300)	—	32,586	33,696
Redevelopment A/c -	(24,477)	22,996	2,527	—	1,045	1,045
Bank deposit account -	72,345	—	57,832	—	130,178	129,137
Cash in hand -	981	—	(880)	—	101	712
<b>Totals</b>	<b>103,686</b>	<b>1,045</b>	<b>59,179</b>	<b>—</b>	<b>163,911</b>	<b>164,591</b>
<b>Liabilities - Agency accounts</b>						
Agency collections -	—	—	—	—	—	136
<b>Totals</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>136</b>
<b>Grand total</b>	<b>683,686</b>	<b>1,045</b>	<b>59,179</b>	<b>—</b>	<b>743,911</b>	<b>744,455</b>

## Fund movement by type

	Opening	Incoming	Outgoing	Transfers	Gains/losses	Closing
<b>Building - Building Fund</b>						
Restricted	59,516	—	—	(350)	—	59,166
<b>Sub-total for Building</b>	<b>59,516</b>	<b>—</b>	<b>—</b>	<b>(350)</b>	<b>—</b>	<b>59,166</b>
<b>Redev - Redevelopment Fund</b>						
Designated	1,045	—	—	—	—	1,045
<b>Sub-total for Redev</b>	<b>1,045</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,045</b>
<b>General - General fund</b>						
Unrestricted	683,881	56,345	56,889	350	—	683,686
<b>Sub-total for General</b>	<b>683,881</b>	<b>56,345</b>	<b>56,889</b>	<b>350</b>	<b>—</b>	<b>683,686</b>
<b>ZReval - Revaluation reserves</b>						
Restricted	12	—	—	—	—	12
<b>Sub-total for ZReval</b>	<b>12</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>12</b>
<b>Grand total</b>	<b>744,455</b>	<b>56,345</b>	<b>56,889</b>	<b>—</b>	<b>—</b>	<b>743,911</b>

## Analysis of receipts and payments

	Unrestricted	Designated	Restricted	Endowment	This year	Last year
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## INCOME AND ENDOWMENTS

### Donations and legacies

0101 - Gift Aid - Bank	2,869	—	—	—	2,869	3,264
0110 - Gift Aid - Envelopes	950	—	—	—	950	640
0201 - Other planned giving	1,180	—	—	—	1,180	2,380
0301 - Loose plate collections	1,544	—	—	—	1,544	824
0601 - Tax recoverable on Gift Aid	1,185	—	—	—	1,185	1,794
<b>Total</b>	<b>7,728</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>7,728</b>	<b>8,903</b>

**Income from charitable activities**

1101 - Fees for weddings and funerals	246	—	—	—	246	149
Total	246	—	—	—	246	149

**Other trading activities**

1240 - Church hall lettings - fund raising	27,330	—	—	—	27,330	28,470
Total	27,330	—	—	—	27,330	28,470

**Investments**

1020 - Bank and building society interest	40	—	—	—	40	406
1030 - Rent from lands or buildings	21,000	—	—	—	21,000	21,000
Total	21,040	—	—	—	21,040	21,406
<b>INCOME TOTAL</b>	56,345	—	—	—	56,345	58,928

**EXPENDITURE****Raising funds**

1740 - Investment Management Costs	4,284	—	—	—	4,284	5,110
1741 - Investment (House) Maintenance Costs	2,658	—	—	—	2,658	723
Total	6,942	—	—	—	6,942	5,833

**Expenditure on charitable activities**

1801 - Giving to missionary societies	—	—	—	—	—	45
1850 - Home mission	3,000	—	—	—	3,000	3,000
1870 - Secular charities	10	—	—	—	10	—
1910 - Ministry parish share etc	37,800	—	—	—	37,800	36,000
2101 - Working expenses of incumbent	200	—	—	—	200	229
2140 - Water rates - vicarage	375	—	—	—	375	—
2145 - Parsonage - water	—	—	—	—	—	359
2150 - Vicar's telephone	480	—	—	—	480	125
2301 - Church running - insurance	1,321	—	—	—	1,321	1,292
2310 - Church office - telephone	575	—	—	—	575	575
2330 - Church maintenance	1,152	—	—	—	1,152	206
2331 - Cleaning	1,242	—	—	—	1,242	1,112
2340 - Upkeep of services	281	—	—	—	281	531
2360 - Administration	259	—	—	—	259	—
2370 - Visiting speakers / locums	48	—	—	—	48	—
2410 - Church running - gas	2,525	—	—	—	2,525	666
2420 - Church running - water	673	—	—	—	673	262
Total	49,947	—	—	—	49,947	44,406
<b>EXPENDITURE TOTAL</b>	56,889	—	—	—	56,889	50,239

<b>GRAND TOTAL</b>	(544)	—	—	—	(544)	8,688
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- **Conclusion**

<Total income this year, £56,345, compared to 2020, was down by £2,583. Donations fell by £566, Gift Aid by £609, Hall lettings by £1,140 and bank interest by £366. Fees for weddings and funerals increased by £97.

We continued to receive the same monthly income from letting the house at 3 Cuckoo Dene. We spent extra on maintenance, this year, particularly to conform to electrical standards, but it is a good investment.

Charitable contributions of £3,000 were distributed. £1,000 to a church in a poor area of Birmingham £500 each to Sightsavers and Doctors Without Borders, and £500 each to two residents of the YMCA to help with their new housing costs.

The annual contribution to the London Diocese was increased by £1,800 (5%) to £37,800.

The cost for the vicar's telephone has not changed. The increased spend shown above is due to some 2020 costs being paid within the 2021 financial year. All twelve months costs for 2021 have been included.

Little maintenance was done in the church during 2020 so there was a lot more to be done in 2021. We spent £1,152 and this would have been higher had not the vicar and church wardens undertaken some of the work themselves. Their efforts are greatly appreciated. The church roof needed a repair and as part of the fabric of the church the £350 has been treated as Restricted Fund expenditure.

Expenditure on gas reflects the higher prices experienced worldwide. We requested that the YMCA provide an invoice for electricity used from 26 June 2019, the date of our last payment. Their invoice of 3 November 2021 was calculated upon units used since 27 June 2018. An amended invoice has been requested.

The PCC wish to thank Ms. Sheila Burt for once again examining the accounts.

David Thomas  
Treasurer

This report dated: 6 April 2022.

**Independent Examiner’s Report to the Trustees of St Christopher’s Church, Hanwell**

I report on the accounts of the church for the year ended 31 December 2021 which are set out in the associated document on pages 1 to 6.

**Respective responsibilities of trustees and examiner**

The church’s trustees are responsible for the preparation of the accounts. The church’s trustees consider that an audit is not required for this year under section 145 of the charities act 2011 (“the 2011 Act”) and that an independent examination is needed.

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 independent examiner’s report**

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

**Independent examiner’s statement**

In connection with 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 the accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met: or
2. To which, in my own opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signature..... *Sheila R Burt* .....

Date..... *4/4/2022* .....

Name ..... Sheila Burt.....

Address: 7 The Beeches, 193 Boston Road, Hanwell, London, W7 2JU.

**The Parochial Church Council of the Ecclesiastical Parish of St Christopher, Hanwell**

England & Wales - Charity number 1135371

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# Accounts

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St Christopher's Church, Hanwell  
PCC Annual Report and Accounts  
! January 2020 to 31 December 2020

## **APCM - April 2021**

### **Vicar's Report -**

#### ***Some of what we've been up to since October last year:***

Charlie & Chris continue to be supportive and helpful wardens, and they are willing to continue being so. Hooray!

After a somewhat subdued Christmas in locked-down London, we had some socially distanced services, including a lolly-stick nativity and carol humming. In early January, all places of worship, including our church were asked to close again voluntarily, by both the local council and the mayor of London, due to the rise in the number of covid-19 cases in London. Emails were sent each week with the bible readings and a reflection, hand delivered to those without emails. We didn't reopen until Easter Sunday, when cases of covid had dropped substantially, though we continue with the safeguards in place - masks, social distancing, hand sanitiser, garden entrance etc.

Of significance since the last APCM, which was only in October, is that earth and us have recently lost Frances Warlow, and our loss is heaven's gain. We will collectively celebrate her 93 years of life on 5<sup>th</sup> May 2021 at 10am.

We continue to meet together on Sunday mornings, with all other activities still suspended, including our after service cuppa and chat, which we miss hugely. We look forward in hope to when we might resume all these things and fellowship together again. God is good!

Our church mission statement: "To welcome, love and serve all people." May God bless us and use us as a blessing as we bring this to life! <><

### **Revd. Suzanne Vernon-Yorke**

## **Church Wardens Report 2021**

What a year it has been. Many changes to our life to keep us all safe during this Covid 19 pandemic. It is good we are slowly getting our life back to normal.

We had to stop our services again voluntarily in January as the second surge of the Corona Virus started. The PCC voted to temporarily stop the services as requested by the Mayor of London to help keep our congregation safe.

When we were able to attend church, the services felt very different due to the social distancing measures. However, St. Christopher's is a very flexible space, so the church services were able to go ahead when national restrictions allowed. At such times it was so good to be able to get together and see each other, Suzanne taking great care to keep everyone as safe as possible during the services.

Our Christmas services were very interesting when we had our Carol "humming" service which was all we could do under our masks, since singing is currently not allowed.

During the first Lockdown it was charming that Suzanne and Tom delivered the "Sunday Service Envelopes" \_to all at St Christopher's for whom contact details were known. These contained reflections, readings, things to think about, things to ponder and many other blessings!

Suzanne also enclosed word searches, posters for colouring and lots of treats, some we could eat! As time went on sometimes extra gifts, letters and treats were passed between people

too! All this helped us feel loved, connected and supported through what was a very unusual time.

During the second Lockdown the PCC shared the joy of contacting members of the congregation endeavouring to call named people regular to help people feel connected. This was done in a number of different media ways. Suzanne still delivered our bible readings and sermons virtually via email which was very reassuring to make us feel closer to God. Those without email Suzanne and Tom delivered by hand.

There are no particular issues concerning the fabric of the church this year. The only visible change is the introductions of parking regulation by the YMCA, which means those using the car park at any time must all make sure licence plate numbers are registered with the YMCA reception (using the screen) within a few minutes of arrival.

We Church Wardens would like to say thank you to everyone for your support and understanding in the way our church is running at present.

Your patience has really helped us both in ways you don't understand.

You are all wonderful.

Thank you

Chris and Charlie

April 2021

## Electoral Roll: 36

### Deanery Synod:

It has been a quiet year for the Deanery Synod during the pandemic, with meetings cancelled at the beginning of the year and others disappointingly not communicated to all members, including myself.

However, we had our first meeting of the triennial in March via Zoom, with the Annual mtg and Electing of Officers; so good to see some wonderful people again.

I'm looking forward to the Archdeacon's Visitation in June and then the Annual Mission Fund Presentations, normally the highlight of the year for me.

Mark Howlett

Deanery Synod Rep.

**St Christopher's Church, Hanwell**

**End of Year Financial Statements**

**Year ending 31 December 2020.**

## • Introduction

The outbreak of the Coronavirus pandemic in March 2020 stopped church services from being held and most of the other normal activities. This has reduced the level of financial transactions that have taken place. The notes at the end of this report provide more information.

## Receipts and Payments Account

	<b>Total funds</b>	<b>Prior year funds</b>
<b>Building - Building Fund (Restricted)</b>		
Brought forward balance	59,516	59,516
<b>Carried forward balance</b>	<b>59,516</b>	<b>59,516</b>
<b>Redev - Redevelopment Fund (Designated)</b>		
Brought forward balance	1,045	22,996
Transfers to/(from)	—	(21,951)
<b>Carried forward balance</b>	<b>1,045</b>	<b>1,045</b>
<b>General - General fund (Unrestricted)</b>		
<b>Income and endowments</b>		
Donations and legacies		
0101 - Gift Aid - Bank	3,264	4,264
0110 - Gift Aid - Envelopes	640	1,098
0201 - Other planned giving	2,380	3,940
0301 - Loose plate collections	824	1,856
0601 - Tax recoverable on Gift Aid	1,794	2,116
0901 - Other funds generated	—	380
<i>Total Donations and legacies</i>	<u>8,903</u>	<u>13,655</u>
Income from charitable activities		
1101 - Fees for weddings and funerals	149	154
<i>Total Income from charitable activities</i>	<u>149</u>	<u>154</u>
Other trading activities		
1240 - Church hall lettings - fund raising	28,470	31,840
<i>Total Other trading activities</i>	<u>28,470</u>	<u>31,840</u>
Investments		
1020 - Bank and building society interest	406	1,873
1030 - Rent from lands or buildings	21,000	8,750
<i>Total Investments</i>	<u>21,406</u>	<u>10,623</u>
<b>Expenditure</b>		
Raising funds		
1730 - Costs of fetes & other events	—	172
1740 - Investment Management Costs	5,110	2,154
1741 - Investment (House) Maintenance Costs	723	—
<i>Total Raising funds</i>	<u>5,833</u>	<u>2,327</u>
Expenditure on charitable activities		
1801 - Giving to missionary societies	45	273
1850 - Home mission	3,000	281
1870 - Secular charities	—	224

1910 - Ministry parish share etc	36,000	34,608
2101 - Working expenses of incumbent	229	574
2120 - Council tax	—	323
2145 - Parsonage - water	359	350
2150 - Vicar's telephone	125	350
2201 - Parish training and mission	—	200
2301 - Church running - insurance	1,292	1,360
2310 - Church office - telephone	575	674
2330 - Church maintenance	206	4,593
2331 - Cleaning	1,112	1,873
2340 - Upkeep of services	531	3,777
2350 - Upkeep of churchyard	—	2,611
2360 - Administration	—	760
2401 - Church running - electric	—	983
2410 - Church running - gas	666	1,728
2420 - Church running - water	262	463
2701 - Church major repairs - structure	—	1,980
2910 - New building house for curate	—	11,324
<i>Total Expenditure on charitable activities</i>	<i>44,406</i>	<i>69,317</i>
Excess of Income and endowments over Expenditure	8,688	(15,371)
Brought forward balance	675,192	668,612
Transfers to/(from)	—	21,951
<b>Carried forward balance</b>	<b>683,881</b>	<b>675,192</b>

#### ZReval - Revaluation reserves (Restricted)

Brought forward balance	12	12
<b>Carried forward balance</b>	<b>12</b>	<b>12</b>

## Balance sheet

Class and code	Description	This year	Last year
<b>Fixed assets</b>			
6430	Sample fixed asset	—	—
6431	House Purchased 2019	580,000	580,000
	<b>Total Fixed assets</b>	<b>580,000</b>	<b>580,000</b>
<b>Current assets</b>			
6501	Bank current account	33,696	35,427
6502	Redevelopment A/c	1,045	1,045
6505	Bank deposit account	129,137	118,731
6590	Cash in hand	712	562
	<b>Total Current assets</b>	<b>164,591</b>	<b>155,766</b>
<b>Liabilities</b>			
6699	Agency collections	136	—
Z04	Accounts Payable	—	—
	<b>Total Liabilities</b>	<b>136</b>	<b>—</b>
	<b>Net Asset surplus(deficit)</b>	<b>744,455</b>	<b>735,766</b>
<b>Reserves</b>			
	Excess / (deficit) to date	8,688	(15,371)
Z01	Starting balances	735,766	751,138
Z03	Gains/(losses) on reval of fixed assets	—	—
	<b>Total Reserves</b>	<b>744,455</b>	<b>735,766</b>

<b>Represented by funds</b>			
Unrestricted		683,881	675,192
Designated		1,045	1,045
Restricted		59,529	59,529
Endowment		—	—
<b>Total</b>		<b>744,455</b>	<b>735,766</b>

## Statement of assets and liabilities

<b>year</b>	<b>General</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>This year</b>	<b>Last</b>
<b>Fixed assets - Tangible assets</b>						
House Purchased 2019 -	580,000	—	—	—	580,000	580,000
<b>Totals</b>	<b>580,000</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>580,000</b>	<b>580,000</b>
<b>Current assets - Cash at bank and in hand</b>						
Bank current account -	56,141	(21,951)	(494)	—	33,696	35,427
Redevelopment A/c -	(24,477)	22,996	2,527	—	1,045	1,045
Bank deposit account -	71,305	—	57,832	—	129,137	118,731
Cash in hand -	912	—	(200)	—	712	562
<b>Totals</b>	<b>103,881</b>	<b>1,045</b>	<b>59,665</b>	<b>—</b>	<b>164,591</b>	<b>155,766</b>
<b>Liabilities - Agency accounts</b>						
Agency collections -	—	—	136	—	136	—
<b>Totals</b>	<b>—</b>	<b>—</b>	<b>136</b>	<b>—</b>	<b>136</b>	<b>—</b>
<b>Grand total</b>	<b>683,881</b>	<b>1,045</b>	<b>59,529</b>	<b>—</b>	<b>744,455</b>	<b>735,766</b>

## Fund movement by type

	<b>Opening</b>	<b>Incoming</b>	<b>Outgoing</b>	<b>Transfers</b>	<b>Gains/losses</b>	<b>Closing</b>
<b>Building - Building Fund</b>						
Restricted	59,516	—	—	—	—	59,516
<b>Sub-total for Building</b>	<b>59,516</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>59,516</b>
<b>Redev - Redevelopment Fund</b>						
Designated	1,045	—	—	—	—	1,045
<b>Sub-total for Redev</b>	<b>1,045</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,045</b>
<b>General - General fund</b>						
Unrestricted	675,192	58,928	50,239	—	—	683,881
<b>Sub-total for General</b>	<b>675,192</b>	<b>58,928</b>	<b>50,239</b>	<b>—</b>	<b>—</b>	<b>683,881</b>
<b>ZReval - Revaluation reserves</b>						
Restricted	12	—	—	—	—	12
<b>Sub-total for ZReval</b>	<b>12</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>12</b>
<b>Grand total</b>	<b>735,766</b>	<b>58,928</b>	<b>50,239</b>	<b>—</b>	<b>—</b>	<b>744,455</b>

## Analysis of receipts and payments

	<b>Unrestricted</b>	<b>Designated</b>	<b>Total</b>
	<b>Endowment</b>	<b>This year</b>	<b>Restricted</b>
		<b>Last year</b>	

## INCOME AND ENDOWMENTS

### Donations and legacies

0101 - Gift Aid - Bank	3,264	—	—	3,264	4,264
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0110 - Gift Aid - Envelopes	640	—	—	—	640	1,098
0201 - Other planned giving	2,380	—	—	—	2,380	3,940
0301 - Loose plate collections	824	—	—	—	824	1,856
0601 - Tax recoverable on Gift Aid	1,794	—	—	—	1,794	2,116
0901 - Other funds generated	—	—	—	—	—	380
Total	8,903	—	—	—	8,903	13,655
<b>Income from charitable activities</b>						
1101 - Fees for weddings and funerals	149	—	—	—	149	154
Total	149	—	—	—	149	154
<b>Other trading activities</b>						
1240 - Church hall lettings - fund raising	28,470	—	—	—	28,470	31,840
Total	28,470	—	—	—	28,470	31,840
<b>Investments</b>						
1020 - Bank and building society interest	406	—	—	—	406	1,873
1030 - Rent from lands or buildings	21,000	—	—	—	21,000	8,750
Total	21,406	—	—	—	21,406	10,623
<b>INCOME TOTAL</b>	<b>58,928</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>58,928</b>	<b>56,273</b>

## EXPENDITURE

### Raising funds

1730 - Costs of fetes & other events	—	—	—	—	—	172
1740 - Investment Management Costs	5,110	—	—	—	5,110	2,154
1741 - Investment (House) Maintenance Costs	723	—	—	—	723	—
Total	5,833	—	—	—	5,833	2,327

### Expenditure on charitable activities

1801 - Giving to missionary societies	45	—	—	—	45	273
1850 - Home mission	3,000	—	—	—	3,000	281
1870 - Secular charities	—	—	—	—	—	224
1910 - Ministry parish share etc	36,000	—	—	—	36,000	34,608
2101 - Working expenses of incumbent	229	—	—	—	229	574
2120 - Council tax	—	—	—	—	—	323
2145 - Parsonage - water	359	—	—	—	359	350
2150 - Vicar's telephone	125	—	—	—	125	350
2201 - Parish training and mission	—	—	—	—	—	200
2301 - Church running - insurance	1,292	—	—	—	1,292	1,360
2310 - Church office - telephone	575	—	—	—	575	674
2330 - Church maintenance	206	—	—	—	206	4,593
2331 - Cleaning	1,112	—	—	—	1,112	1,873

2340 - Upkeep of services	531	—	—	—	531	3,777
2350 - Upkeep of churchyard	—	—	—	—	—	2,611
2360 - Administration	—	—	—	—	—	760
2401 - Church running - electric	—	—	—	—	—	983
2410 - Church running - gas	666	—	—	—	666	1,728
2420 - Church running - water	262	—	—	—	262	463
2701 - Church major repairs - structure	—	—	—	—	—	1,980
2910 - New building house for curate	—	—	—	—	—	11,324
Total	44,406	—	—	—	44,406	69,317
<b>EXPENDITURE TOTAL</b>	50,239	—	—	—	50,239	71,644
<b>GRAND TOTAL</b>	8,688	—	—	—	8,688	(15,371)

## • Conclusion

1. This year has been impacted greatly by the Covid19 virus and the measures ordered by the government. Church services were suspended during the summer and again at the end of the year. This is reflected in the level of expenditure and income.
2. Donations were 36% lower in 2020, from £11,158 in 2019 to £7,108 in 2020.
3. Hall hire receipts benefited from the nursery revenue but fell by 10.5% to £3,370.
4. Despite the transfer of funds from the current account into our savings account the bank paid us only £406 because interest rates were low. In 2019 it was £1,873.
5. The investment made in 2019 to buy a house to let proved worthwhile. After expenses and agency fees there was a year 2020 net income of £15,167.
6. Little church maintenance was necessary this year, so expenditure was only £206.
7. The supply of gas was reviewed, and a change of supplier took place in November 2020. A refund of £845.09p was received. Unfortunately, the new supplier did not produce their first invoice until January 2021, so the annual figure does not reflect the true cost. The YMCA has still to invoice the church for the supply of electricity.
8. There is a £136 agency liability. This is money due to the London Diocese for a funeral that took place during 2020. This was paid in March 2021.
9. The PCC decided that, on behalf of the congregation, they would make donations to worthy causes. £3,000 was distributed: £1,000 to

a YMCA tenant towards housing costs, £1,000 to a poor church in Leeds, £500 to Sightsavers and £500 to Doctors without Borders.  
10. The PCC wish to thank Ms Shelia Burt for once again examining the accounts.

David Thomas  
Treasurer

This report dated: 24 March 2021.



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

St Christopher's Church, Hanwell

**On accounts for the year  
ended**

31<sup>st</sup> December 2020

**Charity no  
(if any)**

1135371

**Set out on pages**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2019

**Responsibilities and  
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**

Sheila Burt

**Date:**

21/4/2021

**Name:**

Sheila Burt

**Relevant professional  
qualification(s) or body  
(if any):**

**Address:**

7 The Beeches

193 Boston Road, Hanwell

London W7 2JU