

**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>	<i>10,097</i>	<i>—</i>
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>	<i>8,714</i>	<i>13,389</i>
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>	<i>1,608</i>	<i>390</i>
Other trading activities		
1240 - Church hall lettings - fund raising	27,200	27,150
<i>Total Other trading activities</i>	<i>27,200</i>	<i>27,150</i>
Investments		
1020 - Bank and building society interest	1,626	179
1030 - Rent from lands or buildings	24,200	43,500
<i>Total Investments</i>	<i>25,826</i>	<i>43,679</i>
<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>	<i>5,684</i>	<i>5,689</i>
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>	<i>85,333</i>	<i>94,565</i>
Other expenditure		
1742 - Bank Charges	—	5
<i>Total Other expenditure</i>	<i>—</i>	<i>5</i>
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

					Total	
	Unrestricted	Designated	Restricted	Endowment	This year	Last year

## 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>

## □ 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



# CHARITY COMMISSION FOR ENGLAND AND WALES

## • Independent examiner's report on the accounts

Section A

Independent Examiner's Report

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").

Independent  
examiner's statement

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.

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 R 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 2JH