

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



□ < 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
Building - Building Fund (Restricted)		
Expenditure		
Expenditure on charitable activities		
2330 - Church maintenance	—	10,097
<i>Total Expenditure on charitable activities</i>	<i>—</i>	<i>10,097</i>
Excess of Income and endowments over Expenditure	—	(10,097)
Brought forward balance	49,068	59,166
Carried forward balance	49,068	49,068
Redev - Redevelopment Fund (Designated)		
Brought forward balance	1,045	1,045
Carried forward balance	1,045	1,045
General - General fund (Unrestricted)		
Income and endowments		
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>	<i>194,648</i>	<i>8,714</i>
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>	<i>237</i>	<i>1,608</i>
Other trading activities		
1240 - Church hall lettings - fund raising	27,845	27,200
<i>Total Other trading activities</i>	<i>27,845</i>	<i>27,200</i>
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>	<i>27,094</i>	<i>25,826</i>
Expenditure		
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>	<i>8,104</i>	<i>5,684</i>
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>	<i>73,741</i>	<i>85,333</i>
Excess of Income and endowments over Expenditure	167,979	(27,668)
Brought forward balance	640,367	668,036
Carried forward balance	808,347	640,367

ZReval - Revaluation reserves (Restricted)

Brought forward balance	12	12
Carried forward balance	12	12

Balance sheet

Class and code	Description	This year	Last year
Fixed assets			
6431	House Purchased 2019	580,000	580,000
	Total Fixed assets	580,000	580,000
Current assets			
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
	Total Current assets	277,512	110,494
Liabilities			
6699	Agency collections	(961)	—
Z04	Accounts Payable	—	—
	Total Liabilities	(961)	—
	Net Asset surplus(deficit)	858,473	690,494
Reserves			
	Excess / (deficit) to date	167,979	(37,766)
Z01	Starting balances	690,494	728,260
Z03	Gains/(losses) on reval of fixed assets	—	—
	Total Reserves	858,473	690,494
	Represented by funds		
	Unrestricted	808,347	640,367
	Designated	1,045	1,045
	Restricted	49,081	49,081
	Endowment	—	—
	Total	858,473	690,494

Statement of assets and liabilities

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

Totals	580,000	—	—	—	580,000	580,000
Current assets - Cash at bank and in hand						
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
Totals	228,347	1,045	48,120	—	277,512	110,494
Liabilities - Agency accounts						
Agency collections -	—	—	(961)	—	(961)	—
Totals	—	—	(961)	—	(961)	—
Grand total	808,347	1,045	49,081	—	858,473	690,494

Fund movement by type

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

Analysis of receipts and payments

					Total	
	Unrestricted	Designated	Restricted	Endowment	This year	Last year

INCOME AND ENDOWMENTS

Donations and legacies

0101 - Gift Aid - Bank	2,484	—	—	—	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	—	—	—	—	—	—
Total	194,648	—	—	—	194,648	8,714

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	—	—	—	—	—	—
INCOME TOTAL	249,825	—	—	—	249,825	63,349

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	—	—	—	—	—	—
EXPENDITURE TOTAL	81,846	—	—	—	81,846	101,115
GRAND TOTAL	167,979	—	—	—	167,979	(37,766)

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.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

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, 103 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