

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESTIASTICAL PARISH OF ST PETER, STREATHAM

England & Wales · Charity number 1138040

Details

Other names ST PETER'S PCC, STREATHAM

Status Registered

Legal form Previously excepted

Registered 2010-09-15

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

Contact

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London
SW16 2SD

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Website www.stpeters-streatham.org

Activities

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

Activities: Regular public worship open to all. The provision of sacred space for personal prayer and contemplation. Pastoral work, including visiting the sick and the bereaved. Teaching of Christianity through sermons, courses and small groups. Taking of religious assemblies in schools. Supporting other charities in the UK and overseas.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Religious Activities
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

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

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£147,330	£145,416	-	-
2024-12-31	£195,139	£198,842	-	-
2023-12-31	£206,375	£174,090	-	-
2022-12-31	£195,820	£196,884	-	-
2021-12-31	£108,290	£145,680	-	-
2020-12-31	£110,649	£126,042	-	-

Trustees

Name	Role	Appointed
Rev Steffan Idris Mano Mathias MA PHD AKC	Chair	2020-07-26
ANGELA NEWBY		
Anthea Lydia Eastoe		2024-05-12
DAVID JOHN CHAPMAN		
Duncan Eastoe		2017-04-02
Hilary Gaster		2025-05-11
Hilary Hadley		2025-05-11
James Kenneth Macintyre		2021-04-18
MAUREEN ETHEL CLARE DOWNS		2013-06-09
MRS JO HUTTON		
Michelle Diane Rajkumar-Clifford		2025-05-11
Sharon Adassah Thomas		2021-04-18
Tracey Maduro		2025-05-11
WINSTON FITZPATRICK TROTMAN		2014-04-13

Accounts

ST PETER'S CHURCH, STREATHAM
2025 Accounts & Annual Report
to the APCM held on the 17th May 2026



Vicar

Father Steffan Mathias

Churchwardens

Anthea Eastoe
Winston Trotman

Parochial Church Council (PCC)

David Chapman
Maureen Downs
Duncan Eastoe
Sonia Freeman-Birch
Hilary Gaster
Hannah Green
Hilary Hadley
Jo Hutton
James Macintyre
Tracey Maduro
Angela Newby
Michelle Rajkumar
Sharon Thomas

Independent Examiner

Pamela Carragher, Reading RG2

Bankers

Barclays Bank plc

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MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING, ST PETER'S CHURCH, STREATHAM. SUNDAY, 11 MAY 2025

1. PRAYERS

Fr Steffan welcomed those attending (c.30 persons) and opened the meeting with prayers.

2. CHAIR'S REPORT

Fr Steffan presented the Chair's report. This was unanimously agreed by the congregation. (Fr Steffan reports on parish matters further in the discussion section below.)

3. APOLOGIES FOR ABSENCE

Apologies had been received from Caroline Johns, James Macintyre, Winston Trotman, Sarah and Ben Tew and Michelle Rajkumar-Clifford.

4. MINUTES OF THE APCM HELD ON SUNDAY, 12 MAY 2024.

By a show of hands, the Minutes of the previous meeting were agreed as a true record of the meeting and signed by Fr Steffan.

5. ELECTORAL ROLL

By a unanimous show of hands, the report was approved.

6. SECRETARY'S REPORT ON THE PCC FOR 2024/2025

The report was approved by a show of hands.

7. TREASURER'S REPORT & ACCOUNTS FOR 2024

After a brief introduction by the PCC Treasurer the report and accounts were adopted. A vote of thanks was given to the Treasurer.

8. FABRIC REPORT

By a show of hands, this report was approved.

9. DEANERY SYNOD

Fr Steffan briefly emphasised the importance of Deanery Synod in the church hierarchy. By a show of hands, this report was approved.

10. ELECTION OF CHURCHWARDENS

Anthea Eastoe and Winston Trotman were elected as Churchwardens for the coming year and were appointed with the unanimous agreement of the congregation.

11. DEANERY SYNOD REPRESENTATION

James Macintyre, Angela Newby and Winston Trotman remain as our Deanery Synod representatives. Their report was approved.

12. ELECTION OF PAROCHIAL CHURCH COUNCIL

Fr Steffan explained that Marie-Therese, Olivia Suter and Sarah Tew had completed their three-year term on the PCC. The following people were duly elected to the PCC; Tracy Maduro, Hilary Gaster, Adjoa Osej, Maureen Downs, David Chapman, Michelle Rajkumar-Clifford, Jo Hutton and Hilary Hadley. Ex-Officio members of the PCC are; all St Peter's priests, Secretary, Treasurer, Church wardens, Deanery Synod members and Lay Chair.

13. APPOINTMENT OF INDEPENDENT EXAMINER

Fr Steffan reported that Pam Carragher, a former member of St Peter's, who had inspected the past year's accounts, was willing to undertake this task again next year. By a show of hands, Pam was re-appointed.

14. ANY OTHER BUSINESS

Two questions were raised under AOB. Firstly, an explanatory question answered by the Treasurer on the accounts and secondly a request for charities income and donations to be published.

15. DISCUSSION

Fr Steffan led a discussion on the delivery of the Mission Action Plan. The three areas of the action plan; Welcome and Inclusion; Children and Young People and Serving Our Community had mostly been achieved with two exceptions. Local Schools had not engaged with St Peter's and the Asylum seekers lunches had come to an end due to changes in Home Office regulations. Fr Steffan then presented potential outcomes from the accessibility study including options on physically accessing the church. Finally, Fr Steffan asked for volunteers to sit on the working groups for Gardening; Pilgrimage; Anti-Racism; Net Zero and Accessibility.

The meeting closed with a prayer at 12.40 pm.

Signed (Chair): Revd Steffan Mathias

Date: 17 May 2026

Vicar's Report

Dear friends,

Our APCM this year takes place between the great feasts of Ascension and Pentecost. As the Lord returns to the Father, the disciples, only a few weeks ago filled with fear after Jesus' crucifixion, find themselves expectantly awaiting the promised Spirit of God. As they are filled with the Holy Spirit at Pentecost, the emergent Church is born, the Body of Christ sent out to be the Body of Christ in the world proclaiming the Kingdom of God. We - 2000 years later, on a hill between Streatham and West Norwood - are called to be the church in this place, sent out to proclaim the Kingdom of God in word and deed, bringing good news to a world in more need of good news than ever.

Our primary way of being church in this world is our Sunday Mass, which continues to see new people join us as we hear the Word and break bread together. Attendance isn't everything, but it should be an enormous encouragement that through our worship, welcome and fellowship people find a home here. I've attached below a graph of our average weekly attendance, across all services. Our average Sunday attendance is technically slightly down from 2024, however when you strip out special services which were unusually high in 2024, is actually about 15 people higher per Sunday. We continue to minister to our community outside of Sunday worship, through Toddler Church, Care Home services, the Foodbank and Little Village, fundraising for charities, School visits, special services, providing space for several community groups, and many other regular and one-off activities. None of this would be possible without the huge amount of time, energy, and financial support that the congregation give to St Peter's.

It is never a good idea to list people to thank (in case you miss people out!) but the work that goes into our worship, mission, ministry, and governance is deeply inspiring and I am grateful beyond words.

There are of course challenges ahead. Our diocese is changing: Bishop, Christopher, retires later this year after many years of faithful service, and Bishop Rosemarie will take on the role of acting bishop, and asks for our prayers over the next year, particularly as the diocese navigates its own financial challenges. It increasingly appears global events will put pressure on finances which will inevitably impact churches. And for a variety of reasons you only have to put on the news to see, we live in particularly worrying times. But we have every reason to be confident about the future here at St Peter's, and about our world – if we keep our eyes fixed on the one who came to show us perfect love. To him be glory and praise forever.

Fr Steffan

Safeguarding Report

There have been no major problems to report this year. However there were some issues with the company who dealt with providing our DBS searches. This has now been resolved and we have a new DBS provider. The Diocese now requires everyone on the PCC to complete some mandatory training. I am hoping that this year we can get everyone up to date on this. Please let me know when you have completed any training modules. We take the safety of our congregation very seriously and endeavour to make worship safe and enjoyable for all.

Maureen Downs, Safeguarding Officer

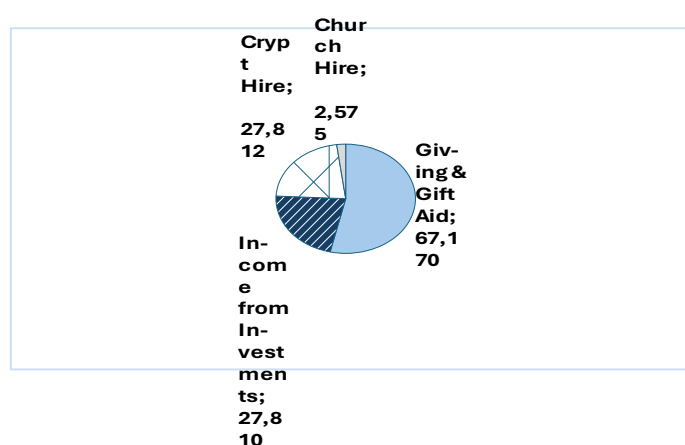
Treasurers Report & Financial Review 2025

I would like to thank everyone who contribute to stewarding our finances throughout 2025.

General Fund Review

At the end of 2025 our accounts show that we operated with a small deficit of £1,269 (2024:- £3,703) this means that our income from donations, fees, grants, hiring our building and income from our investments was less than the overall cost associated with running the church. **It costs £128,838 to run the church in 2025** (2024: 198,842). **Here is an overview of our income sources**

We cover shortfalls in the everyday cost of running the church by drawing on our investments. In 2025 in addition to drawing on dividends, we



we sold £15,000 worth of shares in the Investment Fund (2024: £30,000 Property Fund). The value of our investments was negatively impacted by the war in the Middle East, we are reporting a reduction in the value of £22,169 at the end of 2025.

This will have a long term impact on our ability to cover costs going forward as we will need to sell more shares to achieve our required cash value.

Regular giving from the congregation has increased by 4% to £39,282 and unplanned donations reported as Unplanned Giving, Card Reader and Donations decreased in 2025. The headline reduction is 23% to £13,517 (2024: £17,155) however as the 2024 figures included large donations we received for the server building project, the real reduction in unplanned giving is closer to 10%. Our income is supplemented by the collecting Gift Aid from HMRC this is an important lifeline in enabling us to deliver the mission of the church. Our Planned Giving Officer continued to make quarterly claims to HMRC and we received just over £12,900 in 2025.

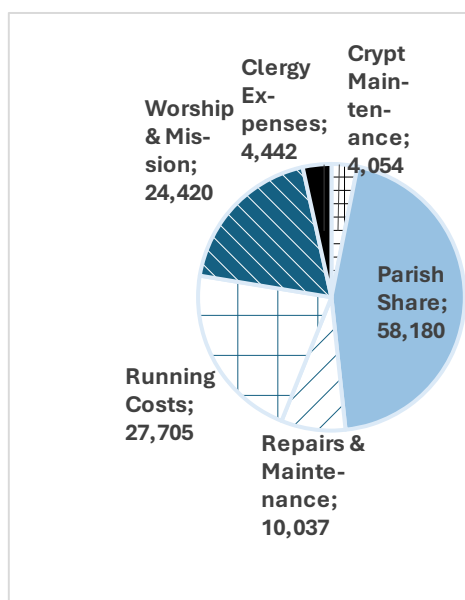
This is 5% lower than we recovered in 2024 and I would ask everyone to remember to add Gift Aid to their donations which can be done through

our the CollecTin machines located at the back of the church or completing a form.

We are grateful for regular giving monies provided in a planned way (i.e. by regular Standing Order) as this allows us to effectively budget and have a degree of certainty about income. Unplanned giving, at services, is very much valued too, it is however unpredictable. Can I ask those of you who are giving by Envelope, haven't yet made a regular financial commitment to St Peters or who have not recently reviewed your regular giving to take the opportunity after reading this report to do so. If anyone wishes to change to regular monthly support by standing order, please speak to the Planned Giving Officer, Catherine Chapman.

In 2025 we recovered £1,896 from the Listed Places of Worship Scheme, following the closure of the scheme in 2026 we will not be able to recover 20% VAT paid for certain repairs, this could significantly impact our costs in 2026.

The cost of running the church in 2025 is summarised here and the



largest commitment we have is to the Diocese via the Parish Share £58,180 (2024: £57,888).

The purpose of the Parish Support Fund pledge is to enable the diocese to ensure that parishes, whether they can afford a full-time member of clergy or not, are resourced to flourish. We have again increased our giving by 0.5%.

Utility expenses are the main driver of our running costs £16,584 (2024:£14,870) the rise in the cost of our gas supply which is on a new 2 year contract from July 2024 (the commitment was made in 2023) and

consequently this cost doubled. The other main driver is Parish Admin which included the cost of a Topological survey for the proposed access works, we obtained a grant offset most of the cost.

We have aggressively managed our expenses in 2025 and postponed optional works to the building to ensure we do not withdraw funds from our investment accounts during the market turbulence. The building remains a warm, safe sanctuary and this decision does not put the building at risk.

Restricted Funds Review

Represents funds received for specified purposes.

Charities

St. Peter's congregations, regular and visiting, continue to be very generous in response to appeals despite the cost-of-living crisis. The following donations were made in 2025 from the Charities account.

The surplus balance on the Charities Account as at the 31st December represents outstanding collections including Gift Aid from HMRC which will be paid to the charities in 2026.

The Choir & Organ Funds

The current accounts held in NatWest are being closed. At the end of 2025 the cash balances from both accounts were moved to Barclays for onwards transmission to CCLA deposit accounts. As a result of this decision by the PCC the funds will sit in interest bearing accounts and offset the impact of inflation.

The choir had another active year including a tour to Exeter Cathedral and the congregation enjoyed the contribution to services made by the Choral Scholar, Sam Turner.

The accounts show expenditure on organ renovations and income was supplemented by the receipt of a sizeable gift aid claim of approximately £5,000.

CCLA Investments

Our investments showed growth was reversed in 2025. Our investments were valued at £390,536 on 31st December (2024: £419,360) after the transfers mentioned in the accounts and the revaluation loss. A recent update from CCLA in response to this loss indicates that turmoil from the war in the Middle East; they anticipate maintaining the quarterly income payout levels. Further information on the CCLA investment strategy for Church of England funds can be found on their website www.ccla.co.uk.

Thank you for your continued support.

Sharon Thomas, PCC Treasurer

Address:	10 Stansfield Close
	Reading
	RG2 7BQ

Section B	Disclosure
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Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

Empty space for disclosure details

includes £15000 reduction
for Sale of Shares

The Notes form part of the financial statement

Report on Children's Activities

Children's Church (formerly known as Sunday School) for children aged 3-12 years meets most Sundays in term-time. Children are encouraged to join the teachers (Hilary, Mihaela and myself) at the beginning of Mass and go to the Parish Room where the lessons are based on the day's Gospel, Festival, Holy Day or the Sacraments. They rejoin their parents in Church at the Offertory often bringing pictures and work-sheets which aim to reaffirm that day's lesson.

Toddler Group meets in Church on Wednesdays between 9.15 and 11.15am. Numbers attending have grown so that sometimes we barely fit in the Lady Chapel for Bible stories, songs and prayers. This is followed by free play and refreshments and time for parents, grandparents and child-minders who bring the toddlers, to chat. The group continues to run with the help of volunteers who set up, clear up, make cakes and provide refreshments.

Christmas Eve and Good Friday On these important days in the Church calendar we have run workshops of art and crafts for children. These are followed by a Nativity on Christmas Eve and Stations of the Cross on Good Friday. Recently, Toddler Group parents who have school-age children have swelled our numbers and stayed to give welcome help.

School Visits have taken place in the last year. Julian's School brought 5 Year 2 classes before Christmas and Sunnyhill School brought classes from Year's 1 & 2 before Easter. We are soon to welcome 2 classes from Hitherfield and are always pleased to show the school children our Church and answer questions on what we do here.

Jo Hutton

Churchwardens' Fabric Report for 2025

The churchwardens are pleased to present the fabric report for the past year, outlining the condition and maintenance of the church building and grounds. Throughout the year, regular inspections have been carried out to ensure that the church remains a safe, welcoming, and well-maintained space for worship and community activities.

Routine maintenance tasks, including cleaning, minor repairs, and upkeep of the churchyard, have been completed. Unsurprising for an old building the roof and guttering needed some attention with necessary minor repairs undertaken to prevent water ingress. Work to the front gate was completed. The regular inspections for fire equipment, the lightning conductor and the roof alarm were completed. Broadband installation was completed.

The heating system was serviced, ensuring reasonably reliable operation during the colder months: our two gas boilers are quite elderly and we are probably reaching the point of deciding whether it is more economical to replace rather than continue to repair. We have had a visit (2026) from the Diocesan Net Zero Adviser and he suggested that a hybrid system may be best for our setting – a combination of a gas boiler and infrared chandeliers/heat source pump. This will be a costly exercise but ultimately hard to avoid.

Minor work to The Crypt included a new extractor in the men's loos and following a small flood some repairs to brickwork

A quinquennial inspection is due in 2028 – we continue to work through the list of recommendations from our previous review, as finances allow. The urgent items have been completed.

We extend our thanks to all volunteers and contractors who have assisted with maintenance tasks and supported the ongoing stewardship of our lovely church. We remain committed to preserving the fabric of the building for future generations and will continue to monitor and address any issues as they arise.

Churchwardens' Report

We have overseen the care of the church building and ensured that all routine health and safety inspections have taken place and the Large Building Health & Safety Risk Assessment and Fire Risk Assessment have both been reviewed and updated.

Our annual inspection was performed by Revd Kit Gunasekera, our Area Dean and included the review of our Articles of Enquiry – everything was in order and he was complimentary on the use of the church, the activities we do and the numbers in the service registers. The Energy Toolkit was completed – it helps the diocese track collective carbon emissions and church energy usage. We paid a lot for our energy in 2025, in keeping with many (contracts are due for renewal in 2026/2027 and we will be looking at reducing costs where we can and using greener options where possible).

Our lovely church building and grounds continued to provide the odd challenge in 2025 – see the Fabric Report for more details. Leaks were fixed, boilers repaired, ramps worried over! We are very grateful to David Chapman for his contribution to our building maintenance; 'The Crypt at St. Peter's', managed by Angela Newby, continues to be in very regular use and is another area that occasionally needed our love and attention in terms of maintenance in 2025! Our Servedy is both a valuable addition to our hiring offer and an aid to our ministry and mission. It is used regularly with many more people staying after mass for refreshments.

2025 saw the launch of the Accessibility Group, the focus of which is implementing our Access Audit recommendations specifically around creating a new accessible entrance and loos, making our church as

functional and welcoming as possible to our community. We have had some feasibility work done and are a little clearer on possible options. This will be a significant and costly piece of work. More to follow... A new Gardening Group was also established to plan and carry out regular maintenance of the church grounds. We are grateful to all who give their time to both of these groups.

So many people are key to ensuring the smooth running of services and other activities at church. THANK YOU to everyone on one of those rotas (and to those who aren't but give heart and time) and to all who work quietly and unnoticed behind the scenes to enable all we do here.

Anthea Eastoe & Winston Trotman

The Henry and Marigold Cleaning Team

Another year has passed since the team began in 2019. And recognition and appreciation is due for these often unsung heroes who are members of the Henry and Marigold Cleaning Team. Circumstances change and some members have had to leave, but currently the team is comprised of:

Angela Newby
Barbara Ekprikpo
Ben Tew
Fr Steffan
Jo Dapaah
Julie Mitchen
Kola Oduola
Marie Rogers
Sally Smith
Sarah Tew
Simon Launchbury
Veronica Shepherd
Winston Trotman

Special mention goes to Tracey McOgg who is a volunteer.

These members turn up at their designated time on a Saturday morning and give of their time, effort and physical talents to maintain and present St Peter's as a clean, pleasant, welcoming and beautiful space for all to use and enjoy. So, many, many thanks for your continued hard work and support.

Of course, should there be anyone else who would like to join the team, please reach out to me at any time. You would be more than welcome.

Barbara Drayton

Deanery Synod Report for Annual Report 2026

It is always really interesting being a Deanery Synod representative. We meet 3 or 4 times a year, and one of the meetings is an Ascension Day Service.

14th May 2025

St James', Clapham Park

Topic: Serious Youth Violence, the speaker was Natalie Walters, the Justice, Peace and Integrity of Creation Officer (JIPC). Unfortunately, the other speaker, Jason O'Shea, Delivery Officer - Serious Youth Violence, was not able to attend, a topical subject that is affecting so many people.

15th July 2025

St Leonard's, Streatham

Topic: Safeguarding

Led by Simon Gates, Area Dean

This meeting was informative and required churches to look at their Safeguarding Policies and Practices.

30th September 2025

St Thomas', Telford Avenue

Topic: Racial Justice

Unfortunately, I was not able to attend this meeting, but materials were sent to churches so that they can discuss this subject.

The meetings are held at different churches around the Deanery, so it is always good to see what other churches look like and engage in shared practices.

Angela Newby, Winston Trotman, and James Macintyre

Electoral Roll Officer's Report

Following a complete renewal of the Electoral Roll in 2025, after which the Roll stood at 70, two additions have been made, taking the total to 72, has been completely renewed this year and, as always happens at such a time, the number on the Roll has dropped a little from its previous level, now standing at 70, compared with 87 at this time last year. It is likely that the number will rise over time until the next revision in 2031. Around 57% of those now listed reside in the parish.

Thank you to all who have returned forms. Additions to the Roll can be made at any time following the Annual Parochial Church Meeting.

Sheila Launchbury – Electoral Roll Officer

Music Report

Director of Music

Luca Myers became our Director of Music in 2024, but sadly, through pressure of work and related exams he had to resign in April 2025. Fr Steffan asked me to lead the choir as Acting Director of Music, in lieu of recruiting a new Director. A recruitment campaign commenced in 2026 to select a new Director of Music. We can report on the outcome of that in due course.

Youth Choir

It has been a joy to see the Youth Choir grow as a result of a “Be a Chorister for a Day” experience in March 2025 led by Luca, taking the Youth Choir to 8 in strength during her year. We had further success in March 2026, when I led a recruitment event and we have added another 7 Youth Choir members.

The Youth Choir new recruits from 2025 were given their cottas as a sign of their membership of the choir and as part of the RSCM Voice for Life Scheme, some obtained medals at the light blue and dark blue level.

In 2026, I introduced a new structure to Friday choir practices whereby assisted by a rota of Youth Choir parents, we are able to have more focused Voice for Life training sessions splitting the group into at least two parts. This has proved popular and fun to do for all involved.

Choral Scholarship

Our Choral Scholar until July 2025 was Sam Turner and he has been replaced by Henry Trowell in September 2025. The scholarship runs from Sept to July. We have capacity for two scholars, but there is great competition for young scholars and so we have not always been able to make two appointments. Both Sam and Henry have been excellent in the role and a great joy to work with as they develop their singing and choral repertoire experience. Mel Metherell gave an excellent solo singing recital in November 2025 in aid of the Choral Scholarship Fund. We are very grateful for all of those that contribute to this important fund for St Peter's Choir.

General

In June 2025 the adults and youth members of the choir took part in a highly uplifting and successful Southwark Cathedral Evensong Festival. We have been fortunate to welcome some new adult members to the choir, but we are very sometimes a bit thin on the ground! Please help if you know of people that might be interested to join.

The adult choir sang at Exeter Cathedral for a week in August 2025 swelled by many former members. This week was led by former Director of Music, Michael Stoddart and accompanied by John Keys and Oliver King on the organ.

In September 2025, Ally Trowell commenced as regular organist playing for our Sunday services and covering Christmas 2025. It has been a pleasure for myself and the choir to work with Ally. He has since Easter, taken up the post of Director of Music at St Mary's Church, Mortlake and we wish him every success.

Organ

In 2025, we commissioned a report from consultant, Paul Hale, on the state of the organ and to give us priorities for next steps for works to the organ (our last report was in 2006!).

We have subsequently, gone out to tender and selected the organ building firm Henry Groves and Son to carry-out a number of works within our available budget. We have submitted a request for faculty approval (Feb 2026) for these works and are waiting for the feedback from our Diocesan Organ Advisors on this.

We have enjoyed absolutely terrific organ recitals from Luca Myers (May 2025), Oliver King, (Sept 2025) and Norman Harper (Jan 2026). These have raised money for church funds and the organ fund.

Thanks

The role Director of Music at St Peter's is a very demanding one. I could not possibly manage to do it without the contribution from the Adult Choir members and the Youth Choir parents. Along with Fr Steffan, they all help hugely. The congregation are also a great source of motivation – thank you for your feedback – it is very important to us. Particular thanks must go to Catherine Chapman who tracks the specific St Peter's Choir and Organ Funds. To Mel Metherall, Michael and Nicola Thomas who along with myself and Catherine form our Youth Choir chaperoning team.

David Chapman – Acting Director of Music

Serving Team

The Serving ministry goes from strength to strength! St. Peter's has a fantastic group of servers and I am grateful to them all for their commitment, skill and good humour.

During 2025 we assisted with the main Sunday 10.30 mass - we now have 19 servers which means we can have a full team almost every week of the year. We also have a presence at Evensong & Benediction and served at special services including a couple of large weekday funerals and we had many servers, robed, for Father Ben's last Sunday with us. What a joy and a privilege!

I am always happy to hear from anyone interested in serving. Please speak to me or any of the adult servers after mass - *we are easy to spot!* Thanks as ever to our wonderful clergy and congregation for your support and encouragement.

Andrew Nunn, a former Dean of Southwark Cathedral, said in a sermon that, "it's great when servers smile and enjoy themselves". I think, at St. Peter's, we do!

Anthea Eastoe – Serving Team Coordinator

Stewardship Report, year-end 2025

Envelope Giving Scheme

At the year-end 2025 there were 14 people receiving boxes of stewardship envelopes, a decrease of 1 from the previous year.

Gift Aid

At the year-end 2025 there were 48 regular givers to the General Fund, Choir and Organ funds who Gift Aid their donations, which is an increase of 4.

During 2025, I was able to reclaim a total of £18,605.77 from His Majesty's Revenue and Customs which is a sizable increase on 2024's figure. This was due to a very generous donation to the Organ Fund made in December 2004 and tax reclaimed in the first quarter 2025.

The amount of donations made using the card reader continues to increase however the majority of these are anonymous. I can reclaim Gift Aid on these anonymous donations under the Gift Aid Small Donations Scheme up to a maximum of £8,000pa. We reach this total earlier and earlier every year so may I encourage everyone who regularly donates using the card reader to please think about starting a regular monthly standing order. This would also help St Peter's cash flow and budgeting.

If anybody would like information on the above schemes, I'll be happy to help.

Catherine Chapman – Planned Giving Officer

Accounts

ST PETER'S CHURCH, STREATHAM

Reports to the APCM to be held on 11th May 2025

With Financial Statements for the year ended

31st December 2024

Year 2024-2025

Vicar:

Fr Steffan Mathias

Curate:

Fr Ben Vertannes

Churchwardens:

Anthea Eastoe
Winston Trotman

Parochial Church Council:

David Chapman
Maureen Downs
Anthea Eastoe
Duncan Eastoe
Sonia Freeman-Birch
Hilary Hadley
Jo Hutton
James Macintyre
Melanie Metherell
Angela Newby
Michelle Rajkumar-Clifford
Marie-Thérèse Rogers
Sarah Tew
Sharon Thomas
Winston Trotman

Independent Examiner:

Mrs Pamela Carragher, Reading RG2

Bankers:

Barclays Bank plc

Charity number:

1138040

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MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING

Including minutes of the meeting of the parishioners for the election of churchwardens

SUNDAY, 12 MAY 2024

1. PRAYERS

Fr Steffan welcomed those attending (c.40 persons) and opened the meeting with prayers.

2. CHAIR'S REPORT

Fr Steffan presented the Chair's report during the notices section of the service. He reported that attendances were up year on year and that Easter and Christmas had gone well. However, Christ's presence within us does not depend purely on numbers.

3. APOLOGIES FOR ABSENCE

Apologies had been received from Sheila and Simon Launchbury, James Macintyre, Maureen Downs and Mary Newbrook.

4. MINUTES OF THE APCM HELD ON SUNDAY, 14 MAY 2023.

By a show of hands, the Minutes of the previous meeting were agreed as a true record of the meeting and signed by Fr Steffan.

5. ELECTORAL ROLL

By a unanimous show of hands, the report was approved.

6. REPORT ON THE PCC FOR 2022/2023

After a brief introduction by the PCC Secretary the report was approved by a show of hands.

7. TREASURER'S REPORT & ACCOUNTS FOR 2022

After a brief introduction by the PCC Treasurer the report and accounts were approved by a show of hands.

8. FABRIC REPORT

By a show of hands, this report was approved.

9. DEANERY SYNOD

Fr Steffan briefly emphasised the importance of Deanery synod in the church hierarchy. By a show of hands, this report was approved.

10. ELECTION OF CHURCHWARDENS

Fr Steffan stated that Jo Dapaah was standing down as churchwarden after seven years. The meeting thanked Jo for her service and all that she had done in that time for the church. Winston Trotman had stated that he was willing to continue as Churchwarden for the coming year. Anthea Eastoe was nominated and unanimously elected as Churchwarden.

11. DEANERY SYNOD REPRESENTATION

James Macintyre, Angela Newby and Winston Trotman remained as our Deanery Synod representatives. Their report was approved.

12. ELECTION OF PAROCHIAL CHURCH COUNCIL

Fr Steffan explained that Sharon, Mary and Caroline were standing down after completing their terms on the PCC although Sharon remained on the PCC as ex-officio Treasurer. The following people were duly elected:

Maureen Downs, David Chapman, Michelle Rajkumar-Clifford, Olivia Suter, Sarah Tew, Jo Hutton, Marie-Thérèse Rogers, Sonia Freeman and Hilary Hadley.

Ex-Officio members of the PCC are; all St Peter's priests, Secretary, Treasurer, Churchwardens and Deanery Synod members .

13. APPOINTMENT OF INDEPENDENT EXAMINER

Fr Steffan reported that Pam Carragher, a former member of St Peter's, who had inspected the past year's accounts, was willing to undertake this task again next year. By a show of hands, Pam was appointed.

14. ANY OTHER BUSINESS

The meeting agreed that in future PCC minutes should be circulated by email to members of the congregation and no longer pinned to the church notice board.

15. DISCUSSION

Fr Steffan led a discussion on the numerous functions that need to be carried out in the church and how these can best be delivered to and by the congregation. A list of all the functions was drawn up for discussion by the PCC .

There being no other business, the meeting closed with a prayer at 12.30 pm.

Vicar's Report

Dear friends,

I write this report, looking back over 2024 at St Peter's, post-Easter day, as the risen Lord appears to his disciples, who were locked away in fear. We live, undoubtedly, in a time of fear. Increased tensions and divisions; conflict in Ukraine continuing and terrible destruction in Gaza; some of the certainties of liberal democracy which we had come to think of as normal being questioned and undermined; increased ecological uncertainty; and within the church a shameful year, coming to terms with the church's response to various safeguarding mistakes that have been made, as well as continuing challenges in the Church of England over questions of resources, declining numbers, and ongoing arguments about how the church welcomes LGBTQ+ people. In amongst all of this, we hear the risen Lord say: 'Peace I leave with you; my peace I give you. I do not give to you as the world gives. Do not let your hearts be troubled and do not be afraid.' In the week that follows Pope Francis's death, we can reflect what an authentic Christian response to the troubles of the world looks like, as we remember his commitment to dialogue across faiths, to serving the poor, reaching to those outside the church, to changing institutions, and safeguarding God's creation, all while demonstrating the joy that comes with knowing the risen Christ, who is the source and life of our parish and the whole church.

There is much to rejoice at St Peter's. Our attendance over our services has seen an uplift in the last year and follows a trend over the last few years. Where in 2022 a *strong* Sunday attendance was around 50, in the last year this would count as a low attendance Sunday; a strong Sunday attendance on a 'normal' Sunday is often in the 70s or 80s, even going up to 100 at times. This is much to give thanks for, showing that indeed the gospel of Christ is still an invitation to new life, and reflects our commitment to praying and working to make St. Peter's welcoming, while reaching out to those outside our walls. There is more going on in the week, and adding to the many activities already happening, it has been great to launch our Youth Group, which is a cracking bunch of young people and our Thursday Club; working with the Nehemiah project, as well as lots of one-off events. We saw a large Confirmation service in 2024 and hosted our Deanery Ascension service - both real moments of joy. In 2024 we recruited Luca Myers as Director of Music, though he has sadly moved on, but we thank Luca for his contribution during his time here.

There are some challenges and opportunities in the coming year, which will be spoken about at the APCM. Most significant is the first phase of looking at renewing our building for the next generation. Most churches need a building project every 25-30 years, as the needs of the community and space change. We are inhibited from our ministry and mission by our lack of accessibility, which we need to address, but as part of that we are looking potentially to a wider renewal of the building, including a possible new entrance, additional toilets, and renewal of our side rooms. Our PCC is also working towards bringing all our health and safety and safeguarding under a new system, which goes beyond what is expected of parishes, but will ensure our community is as safe as possible, for the flourishing of children, vulnerable adults, and more. We will of course need to recruit a new Director of Music.

Over the summer, Fr Ben will move on as he takes up his role at St John's Walworth. While this is obviously a loss to us, we are delighted for him, Tash and the children, as they move to this next phase of their ministry.

We should be proud of the opportunities the whole congregation have given him to grow and develop in his ministry, and also thankful for all that he has given and shared with us.

I was fortunate enough to take a 2-month sabbatical during 2024, and I am indebted to everyone who ensured not just the smooth running of St Peter's during this time, but indeed that it continued to grow and flourish. This leads to the final part of the report: a huge thank you for everyone who gives their time and energy for the flourishing of our church. I would thank people by name, but as I started to type out, I realised that the list would go on to everyone at church, so for the benefit of brevity, just a general thank you to you all: I am a very blessed priest to get to do this with you.

Fr Steffan

PCC Treasurer's Report and Accounts for Year Ending 31st December 2024

I would like to thank everyone named and unnamed who contribute to stewarding our finances throughout 2024, including Simon Launchbury, Assistant Treasurer, Catherine Chapman, Planned Giving Officer and manager of the Choir and Organ accounts and also Winston Trotman and Jo Hutton for banking the collections each week.

Once again this has been a busy year with two major projects delivered which will be discussed - the Servedy Project and Give to Go Green (for the carbon cutting projects), both of these endeavours saw the congregation of St Peters rally to make one off donations in addition to regular giving commitments.

General Fund Income

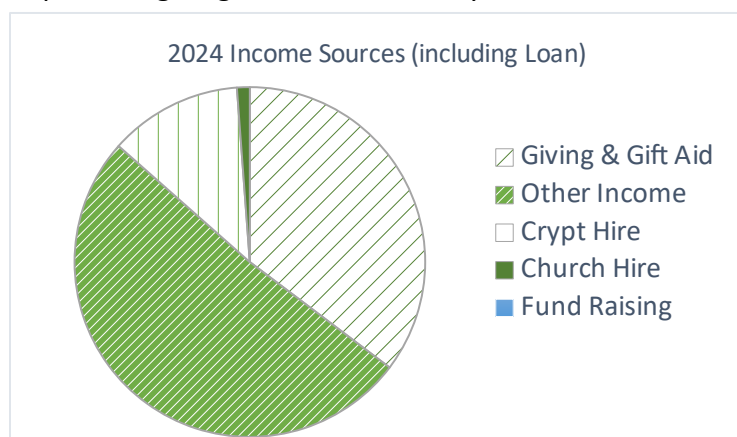
Our General Fund Receipts for 2024 were £195,139 (2023:£139,031). The significant increase is the result of two significant cash receipts related to funding the servedy project and consequently we have two one off cash injection which increased our income.

Firstly, as we initiated building works for the Servedy at short notice the decision was taken to take a short term, interest free loan of £30,000 to cover payments to the builders while we simultaneously sold shares in the CCLA Property Investment fund which has a 6-month lead time to liquidate the assets. The sale of shares generated a further £30,000, which was used to repay the loan in full within the year.

Through the generosity of the congregation, we also raised £3,800 towards the building costs and received grants totalling £12,625.

Looking at regular giving from the congregation, this has increased by 18% to £37,732 as a result of the generous giving campaign from 2023 levels and unplanned giving through the plate and envelopes and card reader increased by 13% to £9,961. Our Planned Giving Officer continued to make quarterly claims, and we received just over £13,500 from HMRC in 2024. This chart shows the profile of the general fund income for 2024.

We are grateful for regular giving monies provided in a planned way (ie by regular Standing Order) as this allows us to effectively budget and have a degree of certainty about income. Unplanned giving, at services, is very much valued too, it is however unpredictable. Can I ask



those of you who are giving by Envelope, haven't yet made a regular financial commitment to St Peters or who have not recently reviewed your regular giving to take the opportunity after reading this report to do so. If anyone wishes to change to regular monthly support by standing order, please speak to Catherine Chapman.

Income from Crypt rental forms an integral part of St Peter's annual income, in 2024 contributing £23,965 (2023: £17,155) a 40% increase year on year.

This



was

achieved by bringing in new regular hirer and as well the benefit of having regular reviews of our rates. Thank you Angela Newby for diligently managing the space and ensuring our hirers have a clean, safe space to use.

We continue to rely on our investment reserve held with the CCLA to fund the deficit between our income generating activities and expenses.

General Fund Payments

We spent £198,842 in 2024, the largest single item being our Parish Pledge. The significant contributors to the parish costs are discussed here:

Our Parish Pledge (contribution to the Parish Support Fund) in 2024 was £57,888 (2023: £57,600). The purpose of the Parish Support Fund pledge is to enable the diocese to ensure

that parishes, whether they can afford a full-time member of clergy or not, are resourced to flourish. The 2025 Parish Pledge is set at £58,180, an uplift of 0.5%.

Building Costs, specifically repair costs in 2024 of £49,433 (2023: £40,294) included two major projects:

1. An investment in our green credentials by undertaking work that would enable the parish room and church to be heated independently of each other at a cost of just over £3,600. We participated in the Church of England's Net Zero Programme - 'Give to Go Green' and raised just over £2,500 through the generous donations and a fabulously fun St Andrew's Day celebration. This will be match funded and the grant is expected in 2025 and we will also be able to reclaim the VAT of £600.
2. Delivery of the new Served at a cost of almost £24,000, I have noted about the grants and donations received, we are also able to reclaim VAT of almost £6,000.

Utilities, the driver behind our increased utility costs £14,870 (2023:£10,085) is the increasing cost of our gas supply which is on a new 2 year contract from July 2024 (the commitment was made in 2023) and as a consequence this cost has doubled.

The increase in the cost of music £11,894 (2023: £8,349) relates to the stipend for the new Director of Music who joined us in September 2024.

Parish Admin, includes the costs associated with clergy projects such establishing the Toddler Church and creating the "Pray Ground" (approximately £1,600) as well as the Accessibility Audit (£900) –these expenses were offset by grants that were obtained. In the case of the toddler church, the grants were received in 2023; we received 100% funding for the Accessibility Audit which forms part of our Mission Action Plan for improving access to the building.

Charities

St. Peter's congregations, regular and visiting, continue to be very generous and in 2024 supported the Children's Society, Christian Aid, the Spires Centre, Tariro Orphanage, the Bishop's Lent Fund, Christian Aid, and the West Norwood and Brixton Foodbank. The large balance on the Charities Account as at the 31st December represents outstanding payments which will be paid in 2025.

Restricted Funds

Represent funds received for specified purposes:

The Choir & Organ Funds

The choir had another active year including a tour to York Cathedral. The accounts show expenditure on organ renovations and a generous donation of £20,000 was gratefully received.

CCLA Investments

Our investments showed growth through 2024 and continued to generate an income. The accounts show transfers to the General Fund to cover repairs and general costs. Our investments were valued at £419,360 on 31st December (2023: £441,530) after the transfers mentioned in the accounts. A recent update from CCLA in response to turmoil in the

markets is that they anticipate maintaining the quarterly income payout levels. Further information on the CCLA investment strategy for Church of England funds can be found on their website www.ccla.co.uk.

Thank you for your continued support.

Sharon Thomas – Treasurer

The Statement of Financial Activities, Income and Expenditure Account and the Notes form part of these financial statements.

On behalf of the PCC, I present the Accounts for the year ending 31 December 2024

Sharon Thomas, Treasurer to the Parochial Church Council

I confirm the financial statements were approved by the Annual Parochial Church Council on 11th May 2025

Fr Steffan Mathias, Chairman

Churchwardens' Report

We are so fortunate at St. Peter's to be guided by inspirational and committed clergy. Assisted by our Ordinand and Reader trainee, they have overseen the continued growth of initiatives like Toddler Church, the Youth Group and Thursday Club and encouraged opportunities for greater fellowship, like the Women's Prayer Breakfast, our Lent Book Group, Streatham Senior Connection and, our now legendary, Black History Month Walk!

Our Servedy, a significant building project completed in the Spring, is in regular use with more and more people staying after Sunday mass for refreshments. It is also in regular use when we host talks and other activities and events.

We continue to collect for the Foodbank and for Little Village - there was a very generous bundle of gifts donated for both at our Harvest Festival.

Our lovely church building and grounds continued to provide the odd challenge this year! Leaks were fixed, boilers repaired, ramps worried over, lighting repaired. The annual accounts reflect the expense involved in keeping our church a safe and welcoming space. Negotiations with the diocese for tree surgery on 4 church trees was a protracted and frustrating affair at times. (At time of writing the work has been completed.)

Splitting the heating system, to more effectively zone the church, has been a success, with only the occasional blip. Funded by the generous donations of the congregation together with 'Give to Go Green' match funding, it's another step on our eco journey! We hope to start to see benefits over time with reduced energy bills. We are very grateful to David for all his work in this area and building maintenance generally. The Crypt, expertly managed by Angela, is another area that occasionally needs our love and attention in terms of repair and maintenance.

Big projects to come include taking forward our Access Audit recommendations - this will involve lots of planning and some significant fundraising but all with a view to making our church as functional and welcoming as possible and accessible to our community. (At time of writing a topographical survey has been done as a first step so we, literally, know the lay of the land!) More to follow...

So many people are key to ensuring the smooth running of services and other activities at church. THANK YOU to all including those people who work quietly and unnoticed behind the scenes to enable all we do here.

Anthea Eastoe & Winston Trotman

PCC Secretary's Report

A difficult year for St Peter's PCC and for PCCs in general. The extra demands of increased Safeguarding requirements, stretched finances, decaying buildings and the appointment and departure of a Director of Music have made it a challenging year. High profile failings amongst some charities together with the Church of England's own issues on Safeguarding has emphasized the need for transparency and accountability within St Peter's processes and committee arrangements.

I am very grateful to the Clergy, Treasurer, Churchwardens and the Choir leaders for their work in helping to strengthen our governance structure. More work to be done but we are getting there.

The PCC met 5 times this year (3 July, 16 October, 22 January, 19 March plus an extraordinary meeting to agree the accounts 6 April)), and has met its statutory obligations.

I would also like to thank the Electoral Roll Officer for her work in undertaking the 5-year revision of the electoral roll.

Duncan Eastoe

Electoral Roll Officer's Report

The Electoral Roll has been completely renewed this year and, as always happens at such a time, the number on the Roll has dropped a little from its previous level, now standing at 70, compared with 87 at this time last year. It is likely that the number will rise over time until the next revision in 2031. Around 57% of those now listed reside in the parish.

Thank you to all who have returned forms. Additions to the Roll can be made at any time following the Annual Parochial Church Meeting.

Sheila Launchbury

Safeguarding Report 2024-2025

There are no problems to report this year. We have been asked to ensure all members of the PCC and parishioners who work with children and vulnerable adults complete mandatory training online. We have had some success with this but we have still some work to do to complete this task. I should like to thank everyone for their co-operation with the application for their DBSs.

It is vital that we remember how important Safeguarding is in our Church.

Maureen Downs

Deanery Synod Report - 2024/25

Deanery Synod is a great opportunity to engage with other people from different church venues around Lambeth South Deanery. The meetings are themed with a guest speaker, in addition to the Ascension Day Service held at St Peter's Church on 9th May 2024 there were two meetings.

11th July 2024 held at St Thomas' Church with Rev Sue and Rev Anna talking about Church Growth, LYCIG - Leading your Church into Growth, unfortunately, I was not able to attend (the date was changed due to the General Election) and this then clashed with a concert at St Peter's Church.

21st November 2024 held at Christ Church (Streatham) our main speaker was Canon Roxanne Eversley, Dean of Cultural Diversity. We also had a report from Caroline, Diocesan Synod Rep who attended her first meeting on 16th November 2024.

A date for your diaries. **Saturday 20th September 2025**, there will be a Kingston Episcopal Area Lay Conference. It will be for all lay people, whether they do a role, or not in church. The keynote speaker will be the former Archbishop of Canterbury, Rowan Williams.

Our final meeting is to be held on Wednesday 14th May, the topic will be Serious Youth Violence, Natalie Walters, Head of JPIC (Justice, Peace and Integrity of Creation) and Jason O'Shea, Delivery Officer - Serious Youth Violence will be guest speakers. The meetings are always open to everyone to attend.

Angela Newby; James Macintyre; Winston Trotman

Children at St. Peter's

Children's Church (formerly Sunday School) meets in the Parish Room during the first part of the Sunday Mass. Lessons led by Hilary, Mihaela and myself are based on the Day's Gospel, Festival, Holy day or the Sacraments. Numbers attending and the age range (generally 3-11) vary from week to week but age-appropriate colouring, pictures, word searches and puzzles are given to re-affirm the lesson of the day.

From this core of child attendees and the thriving Wednesday Toddler Church we have had large attendances at the Good Friday Workshop and the Christmas Eve activities.

We have also had visits from Year 2's at Julian's and Dunraven Schools and are always happy to respond to teachers' requests to tell the children some of our history and how and why we worship at St. Peter's. These visits often bear fruit when children and parents come to services or special activity days.

We are pleased that the teenagers are meeting as a Thursday Youth Club once a month following on from the Alpha Course earlier in the year and that there is now some provision for that age-group.

Jo Hutton

The Henry and Marigold Cleaning Team

Recognition and appreciation for the often unsung heroes who are members of the Henry and Marigold Cleaning Team – in operation since 2019. Due to circumstances some have had to leave, but currently the members are:

*Angela Newby
Barbara Ekprikpo
Barbara Drayton
Fr Ben
Fr Steffan*

*Jo Dapaah
Julie Mitchen
Kola Oduola
Marie Rogers
Sally Smith*

*Sarah Tew
Sheila Launchbury
Simon Launchbury
Veronica Shepherd
Winston Trotman*

Special mention to Mel Steyn and Tracey McOgg who are volunteers.

These members turn up at their designated time on a Saturday morning and give of their time, effort and physical talents to maintain and present St Peter's as a clean, pleasant, welcoming and beautiful space for all to use and enjoy. So, many, many thanks for your continued hard work and support.

Of course should there be anyone else who would like to join the team, please reach out to me at any time. You would be more than welcome.

Barbara Drayton

Choir

I continued to be acting Director of Music from the beginning of 2024. We recruited Luca Myers into the position of Director of Music from September 2024.

We hosted Ascension Day in May at St Peter's and welcomed St Leonard's and All Saints West Dulwich choirs to join us for this service. It was very exciting to be able to sing together.

In June, we had the opportunity to sing at Southwark Cathedral for their Southwark Diocese Choirs' Festival. This was a really uplifting service, with organ, brass and percussion accompaniment led by Southwark Cathedral Director of music, the late, Ian Keighley. The nave of the cathedral was full with robed choristers – absolutely superb.

The Adult and Youth Choirs sang a concert at church in July. It was really lovely to showcase some of the pieces that the choir has performed during the year to date.

In August, we sang the services for a week at York Minster under the direction of Thomas Chapman, who kindly and expertly led us in this wonderful building. Our organists were John Keys and Oliver King for the tour.

We very much enjoyed working under Luca Myers from September. Highlights included our All Souls' service and of course the Christmas services. Luca has had to step down from the role because of pressure from his work and related financial exams. The choir are very sad to see him go but hope to see him often as one of our visiting organists.

Huge thanks to the adult and youth choirs and to the youth choir parents for their commitment and singing in 2024. And many thanks to the congregation who are always very supportive towards the music at St Peter's.

Also thanks as always to Catherine Chapman who is the Treasurer for the Church and Organ Fund accounts.

Organ

Our Organ Builder, James Richardson-Jones, who has been tuning and maintaining the instrument and its blower and humidifier since 2009 and has been working on the renovation works for us, has had to reorganise his business. This has meant that he can no longer support us. We have therefore started the process of appointing a new organ builder. Bishop and Son - organ builders - tuned the instrument on December. We have received one quotation for the next stage of renovation works to the organ. We are seeking two more quotations.

The organ is in very fine "sounding" form – which is great but, there are some next stage works including works to the winding and works to the console which need to be undertaken. For the console, 1970s and 1903 components are now either completely failed or are in need of replacement.

And for the winding a major overhaul of the 1903 wind trunking is now needed. We are very fortunate to have an incredibly important and exceptionally fine organ at St Peters.

We will restart an organ committee, and my thanks to Simon Launchbury and Ben Tew for agreeing to be part of this group. We will get together in 2025. If any others would be interested to join the committee or would like to know more about our superb instrument – please be in touch.

David Chapman

Serving Team Report

“Serving”, to quote from a sermon given by the former Dean of Southwark, Andrew Nunn, “is a ministry!”

It is a joy! St. Peter’s has a fantastic group of servers, and I am grateful to them all for their ministry, their skill, good humour and friendship. We assist with the main 10.30 mass on Sunday, at Evensong and at other services. I am delighted that in 2024 we continued to add to our number - we now have 16 servers on the rota which means we can have a full team every week.

I am always keen to hear from anyone interested in serving. Please speak to me or any of the adult servers after mass - we are easy to spot!

A highlight of 2024 was the Confirmation Service held here at St. Peter's in July. It was a joyful occasion and there were lots of compliments from Bishop Martin and visiting clergy on just how fabulously welcoming the team were.

Andrew Nunn, in the same sermon referred to above, also said that it's great when servers smile and remember that they are allowed to enjoy their serving: I think, at St. Peter's, we do!

Thanks as ever to our wonderful clergy and to the congregation for your continued support and encouragement.

Anthea Eastoe – Serving Team Coordinator

Stewardship Report, year-end 2024

Envelope Giving Scheme

At the year-end 2024 there were 15 people receiving boxes of stewardship envelopes, a decrease of 5 from the previous year as people continue to move to standing orders and contactless donations.

Gift Aid

At the year-end 2024 there were 44 regular givers to the General Fund, Choir and Organ funds who Gift Aid their donations, which is an increase of 8.

There are also 4 members of the congregation who regularly donate via the contactless machine in church or JustGiving from the website and who also Gift Aid.

On donations given during 2024, I was able to reclaim a total of £12,449.23 from HM Revenue & Customs which is a small increase of 5% on 2023. This includes some generous donations towards the Served and Sacristy.

The amount of donations made using the card reader continues to increase however most of these are anonymous. I can reclaim Gift Aid on these under the Gift Aid Small Donations Scheme up to a maximum of £8,000pa.

If anybody would like information on the above schemes, I'll be happy to help.

Catherine Chapman – Planned Giving Officer

A selection of the wonderful arrangements we enjoy in church, designed and arranged by our Flower Team led expertly by Jo Dapaah!





The late Fr Neil Dawson

Accounts

ST PETER'S CHURCH, STREATHAM
ANNUAL REPORT
MAY 2024



Year 2023-2024

Vicar:

Fr Steffan Mathias

Curate:

Fr Ben Vertannes

Churchwardens:

Josephine Dapaah
Winston Trotman

Parochial Church Council:

David Chapman
Maureen Downs
Duncan Eastoe
Sonia Freeman-Birch
Jo Hutton
Caroline Johns
James Macintyre
Melanie Metherell
Mary Newbrook
Angela Newby
Marie-Thérèse Rogers
Olivia Suter
Sarah Tew
Sharon Thomas
Winston Trotman

Independent Examiner:

Mrs Pamela Carragher, Reading RG2

Bankers:

Barclays Bank plc
136 Streatham High Road
London SW16 1BN

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MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING HELD ON SUNDAY, 14 MAY 2023 at 11.50 AM

1. PRAYERS

Fr Steffan welcomed those attending (c.30 persons) and opened the meeting with prayers.

2. CHAIRMAN'S BUSINESS

Fr Steffan commented on various aspects of his Chairman's Report, highlighting improved attendance figures, but reflecting on his impression that there were also signs of growth in faith and fellowship. There would be challenges ahead for our own community and also the wider Church of England, but Fr Steffan was hopeful that, in listening to Christ's teaching and following his example, barriers would be overcome.

3. APOLOGIES FOR ABSENCE

Apologies had been received from David Chapman, Catherine Chapman, and Sarah Tew.

4. MINUTES OF THE APCM HELD ON SUNDAY, 8 MAY 2022.

By a show of hands, the Minutes of the previous meeting were **agreed** as a true record of the meeting and signed by Fr Steffan.

5. ELECTORAL ROLL

Sheila Launchbury reported that the roll now stood at 96, down from 112 last year. This reflected one death, two members moving away from London, and a number of people living outside the parish boundary who had ceased attending the church on a regular basis. By a show of hands, the report was **approved**.

6. REPORT ON THE PCC FOR 2022/2023

There were no comments on this summary of PCC activity over the past year and, by a show of hands, the report was **approved**.

7. TREASURER'S REPORT & ACCOUNTS FOR 2022

There were no comments or questions about the report and accounts and, by a show of hands, these were **approved**.

8. FABRIC REPORT

There was one comment about this having been a busy year. By a show of hands, this report was **approved**.

9. DEANERY SYNOD

Fr Steffan took the opportunity of explaining what a Deanery was, and the democratic function of the Synod. The secretary expressed her gratitude to the Area Dean (Jonathan Croucher, the Chairman of the Deanery Synod) for producing the summary of Deanery Synod business included in the report. Fr Steffan mentioned that Fr Jonathan, after five years, had recently announced his retirement from this role. By a show of hands, this report was **approved**.

10. ELECTION OF CHURCHWARDENS

Fr Steffan said that Jo Dapaah and Winston Trotman had both stated that they were willing to continue as Churchwardens for the coming year. Both had been duly nominated and

seconded ahead of the meeting. The meeting agreed unanimously that they should be **elected**.

11. DEANERY SYNOD REPRESENTATION

James Macintyre, Angela Newby and Winston Trotman had offered to serve as our Deanery Synod representatives. All had been nominated and seconded and were duly **elected**. Thanks were given to Duncan Eastoe, standing down at this time, for his years of service.

12. ELECTION OF PAROCHIAL CHURCH COUNCIL

Fr Steffan explained that, as the Electoral Roll had fallen below 100, only nine elected places could be filled on the PCC. Seven existing members had agreed to continue in office in the coming year. (An eighth potential continuing member, James Macintyre, would now have an *ex officio* place on the PCC as a Deanery Synod representative.) Ahead of the meeting two nominations had been received to fill the remaining places. The following 9 people were duly **elected**:

Maureen Downs	Melanie Metherell	Olivia Suter
Jo Hutton	Mary Newbrook	Sarah Tew
Caroline Johns	Marie-Thérèse Rogers	Sharon Thomas

13. APPOINTMENT OF INDEPENDENT EXAMINER

Fr Steffan reported that Pam Carragher, a former member of St Peter's, who had inspected the past year's accounts, was willing to undertake this task again next year. By a show of hands, Pam was **appointed**.

14. OTHER REPORTS

All these reports were **received** by the meeting.

15. TRAINING SESSION

Fr Steffan took the opportunity of this gathering of congregation members to discuss the function of 'welcomers', a very important part of our ministry to each other and particularly to newcomers. Attendees were invited to recount good and bad experiences in visiting other churches, and a roleplay exercise was carried out, highlighting some possible pitfalls in how we greet people. All members of the congregation should be encouraged to offer a welcome to visitors and potential new members without being intrusive. Suggestions included speaking to newcomers both before and after the service, introducing them to others who may have similar interests, inviting them to sit with them, offering to accompany new people to refreshments, etc.

There being no other business, the meeting closed with a prayer at 12.55 pm.

Signed Date 2024

VICAR'S REPORT

Dear friends,

We meet today at this moment between the Lord's Ascension, and the day of Pentecost, where the Holy Spirit was sent to enliven the church. This period has become known in the past few years as 'Thy Kingdom Come', a time of prayer across denominations for the coming of God's Kingdom. It feels appropriate, therefore, to meet today, and that our prayer as a church may be Jesus' prayer: "Thy Kingdom come, Thy will be done."

It is coming up to 4 years since I arrived at St Peter's, in the gloomy days of Covid, and I am immensely proud of all that we have done to rebuild St Peter's and to bring it to the point it is at today. Our Christmas attendance, at all our services, was a quite noticeable increase from previous years, as we saw at Easter, and meeting people after services it was clear that it was not just one thing that caused the growth, but instead lots of different connections that had been made between St Peter's and the community we serve. Sunday attendance is growing too, with an average of between 60-75 at the 10.30am (and often more, and rarely less), and many Sundays where there are over 100 people across the three services, with many children and teenagers attending. This is one way of looking at the health of a congregation and can be a helpful one.

Every year in a church is a busy year, and this past year has been busy. It's easy in life, in church, to get caught up in the business, and not notice what really matters. More than numbers or projects, what has really brought joy this year has been seeing connections grow and flourish between people; the way people have cared for and walked alongside people both in the busyness, in the happy moments, and in the more challenging and sadder – growing in love. We've also been exploring ways of going deeper in faith. One highlight for me has been our Lent group, with a group exploring different ways of praying followed by a book group. For a church of our size to get between 15-20 at a Lent group is unusual, and a sign of the hunger we have, to learn more about God and about each other. This is a much better way of looking at the health of a church than numbers! It was a great joy to welcome Br Jude CR as our Holy Week preacher, and he was struck by the depth of prayer and love he found at St Peter's.

We've accomplished a number of things through this year – not least our Toddler Church, and the new Servedy. There are some exciting things coming up, including a large Deanery Confirmation service in a few weeks. Our stewardship campaign earlier in the year has meant an increase in our planned giving, which is helping to stabilise our finances. But there is work to be done (as always). In terms of the organisation and running of St Peter's, looking to build in more resilience, moving from a model of individuals to small groups running and managing the different areas of our life together, both to include more people and to give those carrying a lot of work a lighter load. We have two vacancies coming up at churches in the deanery, which will mean the clergy covering more at those churches on Sundays, to ensure they have communion Sunday by Sunday before they appoint new priests. And there is the bigger challenge, of trying to listen to how God might be asking us to change, to grow, to serve.

Lastly, in September-October this year I will be on a mini-sabbatical (having been ordained 7 years). Sabbaticals tend to be good for clergy, but also for congregations, as they are reminded that the vicar's not that important!

In all that will come – we do it in the grace of God.

Fr Steffan – Vicar

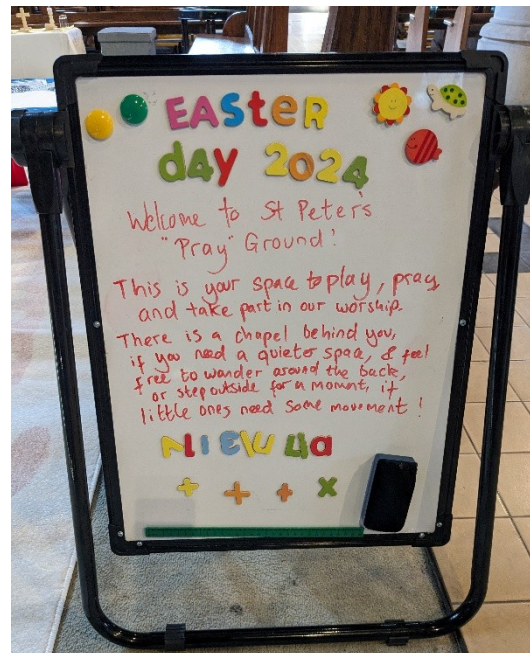
CURATE'S REPORT

It seems remarkable to me that I am about to begin my third year at St Peter's as your curate, and I remain grateful beyond words to be ministering with and among all of you. A lot has happened since I was ordained a priest last July, not least the arrival of my son Rowan in October 2023! Tash, Theia, Callie and I would like to thank you for the love, kindness and support you've continued to give us as we adjust to being a family of five.

I have continued to enjoy a wide range of opportunities this year to help my learning as a new priest. It has been a special privilege to begin presiding at the Mass, and I will always remember the celebration of my First Mass last July - a typically joyful St Peter's party!

This year, I have taken particular responsibility for moving forward our Mission Action Plan with regard to Children and Young People. Our first priority was to establish a midweek group for preschool aged children and I'm delighted that 'Toddler Church' is now in its ninth month and flourishing. It is a highlight of my week, when on average 13-14 children between 0 and 5 join us for playtime, refreshments and a short service of songs, Bible stories and prayers on Wednesday mornings. Over 80 different children have attended at some point since September and I would like to give a heartfelt thanks to everyone who has volunteered their help, time, baking and other donations to get this new service off to such an encouraging start. Please keep our Toddler Church and those who attend in your prayers!

To further support our work with young people, we have redesigned and re-resourced the Children's Area in church, now nicknamed the 'St Peter's Prayground'. The space is designed to support our youngest members in participating in worship through sensory play and imaginative aids. The different uses of this area on Wednesdays and Sundays has been helped by introducing efficient storage for children's resources in the Resurrection chapel. Finally, we have begun to create room for our older children and teenagers to get to know each other better by offering Youth Alpha alongside our Adult Alpha course, currently meeting each Thursday to explore the basics of Christianity together. We have a remarkable, thoughtful and insightful group of young people here at St Peter's, and I am excited to see where this group might lead us.



All of this work complements the exceptional work with children and young people across our children's church, our school visits and assemblies, our serving team, our reading team and our youth choir. A huge thank you to everyone involved in supporting these important ministries, and to each of our children and young people for the gifts they bring to our church community.

I am looking forward to stepping into the next year with you all in hope, in joy and with faith! Every blessing.

Fr Ben – Curate

TREASURERS' REPORT & ACCOUNTS 2023

I would like to begin my first Treasurer's report by thanking everyone named and unnamed who contribute to stewarding our finances throughout 2023, including Simon Launchbury, Assistant Treasurer, Catherine Chapman, Planned Giving Officer and manager of the Choir and Organ accounts and Winston Trotman and Jo Hutton for banking the collections each week.

INCOME COMMENTARY

The congregation at St Peters continues to support the mission and ministry, overall Income from Planned Giving has increased by 6% and Unplanned Giving has also increased substantially driven by generous donations at special services such as funerals where a portion of the collection will be shared with a specific charity. At the end of 2023 we conducted a generous giving campaign and as a result regular standing orders are expected to increase by approximately 12% per month. We continue our commitment to allow individuals to donate via cash and cheques.

Venue Hiring. Continues to make strong contribution to income, Football Fun group renewed their booking in 2023 and we were also utilised by the choir Opus 16 who have used the church as a rehearsal space and for concerts. The church was also selected as the location for a TV show and this one-off booking generated £3,400. Many thanks to Angela for all her hard work in hiring out the Crypt.

Grants. We have been able to collect the residual grants relating to the lighting project that was carried out in 2022, we received £11,445 from Veolia & £6,600 from Greater London Authority for the lighting project. To support the ministry we have also received Grants relating to support hiring a Director of Music (£4,000), Toddler Church (£3,240)

2023 Bequests. We have been the recipient of generous legacies from the estates of our extended family £1,500 into the unrestricted funds, £44,000 for the Organ and £6,000 towards the development of the Choir.

EXPENDITURE COMMENTARY

Clergy Expenses. Includes the cost of curates housing, the contribution to Fr Bens pre-ordination pilgrimage (£350) as well as other permitted expenses either relating to growing our mission and ministry eg books, materials or general expenses eg telephone/broadband costs.

Repairs. We continue to invest in the fabric of the building to ensure that we have a safe, warm environment in which to worship. The repair costs in 2023 were lower than prior years as we did not undertake any major works. This year the larger items relate to repairs to the roof Maguire Bros £6,000, JSC Cooke – Belfry & North Side Roof £13,286, Guttering £7,188.

CCLA INVESTMENTS

Our investments in the funds have continued to benefit from the buoyant markets and we received an revaluation profit of approximately £22,000. To cover shortfalls in our funding when our expenditure exceeded our income during the year we sold shares and also transferred funds from the deposit account to the value of £26,000, at the end of 2023 the CCLA investments were valued at £441,530 compared to £419, 430 at the end of 2022.

Thank you for your continued support.

Sharon Thomas – Treasurer

St Peters Church, Streatham

Receipts and Payments Account for the year ended 31st December 2023

	Note	Unrestricted £	Restricted £	2023 Total £
Income and endowments from:				
Voluntary Income	2a	78,141	2,898	81,039
Activities for generating funds	2b	205	11,837	12,042
Income from investments	2c	21,626	17	21,643
Church Activities	2d	23,480	312	23,792
Other Income	2e	15,579	52,281	67,860
		<u>139,031</u>	<u>67,345</u>	<u>206,375</u>
Expenditure on:				
Charitable activities	3	145,503	16,760	162,264
Raising funds		-	11,826	11,826
		<u>145,503</u>	<u>28,587</u>	<u>174,090</u>
Net income/(expenditure)		(6,473)	38,758	32,285
Surplus on Revaluation of Investments		22,099	-	22,099
Funds brought forward		436,559	30,335	466,894
		<u>452,186</u>	<u>69,093</u>	<u>521,278</u>

Prior year comparatives

	Note	Unrestricted £	Restricted £	2022 Total £
Income and endowments from:				
Voluntary Income	2a	79,750	4,553	84,303
Activities for generating funds	2b	1,197	9,183	10,380
Income from investments	2c	15,169	4	15,173
Church Activities	2d	21,165	383	21,548
Other Income	2e	65,180	172	65,352
		<u>182,460</u>	<u>14,294</u>	<u>196,754</u>
Expenditure on:				
Charitable activities	3	184,334	12,549	196,884
Raising funds		-	212	212
		<u>184,334</u>	<u>12,338</u>	<u>196,672</u>
Net income/(expenditure)		(1,874)	1,956	83
Funds brought forward		19,003	28,379	47,382
		<u>17,129</u>	<u>30,335</u>	<u>47,465</u>
Other Assets				
CCLA Investments		419,430	-	419,430

All income derived from continuing activities.
The notes form part of the financial statements.

St Peters Church, Streatham

Balance Sheet as at 31st December 2023

	Note	2023		2022	
		£	£	£	£
Fixed Assets					
Investments	2		441,530		419,431
Current Assets					
Debtors			-		
Cash at bank and in hand		79,749		47,463	
		<u>79,749</u>		<u>47,463</u>	
Creditors: amounts due within one year		<u>-</u>		<u>-</u>	
Net current assets			79,749		47,463
Creditors: amounts due after more than one year			-		-
Net assets			<u>521,278</u>		<u>466,894</u>
Funds					
Unrestricted general fund	7		452,186		17,129
Restricted Funds	4		69,093		30,335
Investments in CCLA			-		419,429
			<u>521,278</u>		<u>466,894</u>

The Statement of Financial Activities, Income and Expenditure Account and the Notes form part of these financial statements.

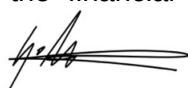
On behalf of the PCC, I present the Accounts for the year ending 31 December 2023

Sharon Thomas, Treasurer to the Parochial Church Council



Sharon Thomas, Treasurer to the PCC

I confirm the financial statements were approved by the Parochial Church Council 12

May 2024 

Fr Steffan Mathias, Chairman

Independent Examiners 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 that the accounts did not accord with the accounting records; or that 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. (The signed copy of the statement is available to view – see the Treasurer.)

Pamela Carragher, Independent Examiner 07/05/2024

SAFEGUARDING OFFICERS' REPORT

We have had no major issues to report. All people needing a DBS check have been completed. We are not doing so well with the safeguarding training, hopefully we can get this up to date soon. I appreciate people getting their information to me as soon as possible when I am completing a DBS check we must all remember how important this is for the Safety of our Church.

Maureen Downs – Safeguarding Officer



CHURCHWARDENS' REPORT

We give thanks for the completion of another year in the life of St Peters and we can say that the covid pandemic which caused so much disruption is a distant memory.

We must give a very big thank you to Jo Dapaah, who will step down as warden this year, having done a sterling job over the last 7 years. She has galvanized the flower team, contributed at PCC & standing committees, an intercessor and reader to mention a few of the aspects of church life she has contributed to.

As churchwardens we must also say a big thank you to those individuals who have given of their time and talents contributing to the smooth running of St. Peters, without whom the

churchwardens' job would be a bit more difficult. A special thanks to David Chapman and all those who contributed in bringing the church servery project to fruition and to

those who made financial donation. It was also a great pleasure to Welcome Bishop Martin for the first time at St. Peters, which gave the wardens an opportunity to dust of their wands and

process him into the church. We give thanks to God and look forward to another successful year in the life of St. Peters as we grow in numbers, faith and continue to contribute to the greater good of the Anglican church.

Jo Dapaah and Winston Trotman – Churchwardens

PAROCHIAL CHURCH COUNCIL (PCC) SECRETARY'S REPORT



It has been a pleasure to assume the role of PCC secretary although taking over from the successful and long-term reign of the previous secretary has been a daunting responsibility. I am very grateful for the support of the previous secretary and other members of the PCC and congregation.

The responsibilities of the Parish Secretary are laid out in the Parish Secretary's Handbook, a revised edition of which was published in November 2023. This placed increased emphasis on governance arrangements and the effective operation of the PCC as opposed to following a specific set of guidelines. For example, there is no longer a set requirement for the number of PCC meetings to be held a year although it must be sufficient to ensure the effective running of the parish.

A major task of the Parish Secretary and the PCC is the promotion of the Southwark diocesan vision; Christ centred and outward focused. Fr Steffan has introduced a bible reflection section into PCC meetings and this is a positive addition. As a PCC we must continue to put the Southwark vision at the centre of all we do. The PCC (and not just the clergy!) is responsible for leading our worship and ensuring St Peter's fulfils the ideals of the Southwark vision.

In general, the PCC works effectively to ensure the smooth running of the church. Minutes and Agendas were published according to recommended timescales and Diocesan returns were all completed. The failure to complete the online safeguarding course by all PCC members is disappointing and this will be swiftly remedied in the post APCM PCC. That said, the building is still standing, there is still some money left in the bank (according to the Treasurer!). The completion of the Access Audit, for which we received a commendation from the Archdeacon and the opening of the servery were highpoints in the year.

Finally, a big thank you to all PCC members for their time and commitment in maintaining St Peter's as a vibrant and diverse community of worshippers.

Yours in faith.

Duncan Eastoe – PCC Secretary

CHILDREN'S CHURCH, TODDLER CHURCH & SCHOOL VISITS

CHILDREN'S CHURCH meets in the Parish Room during the 10.30am Mass on Sundays. Numbers vary due to children being involved in Serving, Junior Choir or the attraction of the Toddlers Play Area in Church! Bible stories and special Church festivals are explained and backed up by art-work and quiz sheets.

TODDLER CHURCH meets at 9.15am on Wednesdays during term time. Stories and songs on biblical themes in the Lady Chapel are followed by free play and refreshments. 15 or so toddlers with their parents/carers attend regularly and friendships are formed and enquiries made about Baptisms and Church in general.

SCHOOL VISITS 5x year2 classes from Julians and 3x year1 classes from Hitherfield have been welcomed at St. Peter's in the last year. We are pleased to show the children our lovely church and tell them of some of its history.

CHRISTMAS EVE and GOOD FRIDAY events for children with art and craft activities have been well attended and appreciated and supported by parents/carers. Some of the children who attended these events are the older siblings of Toddler Church attendees.

Jo Hutton and colleagues Hilary and Mihaela

DEANERY SYNOD REPORT

Deanery Synod is a great opportunity to engage with other people from different church venues around Lambeth South Deanery. The meetings are themed with a guest speaker, and we have met twice this year.

8th November 2023 - 'Homelessness' held at St James' Clapham with two speakers: Nelly Mesenga from Together Southwark and a speaker from Housing Justice which places refugees in homes who 'host' them.

17th April 2024 - 'Lay Ministries' held at Immanuel and St Andrews, guest speaker Rev Carol Coslett, Assistant Director of Lay Ministries, we also heard from a Reader, SPA and Pioneer.

Angela Newby, James Macintyre, Winston Trotman

THE 'HENRY & MARIGOLD' CLEANING TEAM

Recognition and appreciation for the, often unsung, heroes who are members of the Henry and Marigold Cleaning Team – in operation since 2019. Due to circumstances some have had to leave, but currently the members are:

Angela Newby, Barbara Ekprikpo, Barbara Drayton, Fr Ben, Fr Steffan, Jake McLeod, Jo Dapaah, Julie Mitchen, Kola Oduola, Marie Rogers, Sally Smith, Sarah Tew, Sheila Launchbury, Simon Launchbury, Veronica Shepherd, Winston Trotman

Special mention to Mel Steyn and Tracey McOgg.

These members turn up at their designated time on a Saturday morning and give of their time, effort and physical talents to maintain and present St Peter's as a clean, pleasant, welcoming and beautiful space for all to use and enjoy. So, many, many thanks for your continued hard work and support.

Of course, should there be anyone else who would like to join the team, please reach out to me at any time. You would be more than welcome.

Barbara Drayton – Coordinator

ELECTORAL ROLL OFFICER'S REPORT

As we reach the last year of the current Electoral Roll 'term', which is started from scratch every six years, in consultation with Fr Steffan, I have removed a number of people who have dropped away from regular attendance (18). or, sadly, died (1). Happily, we have added 10 new members to the Roll. In summary, last year's Roll stood at 96, 19 names have been deleted, and 10 names added, leaving a total of 87. Nearly 68% of members live within the parish boundary.

Sheila Launchbury – Electoral Roll Officer

FABRIC REPORT

Church Served (Faculty Ref: 2022-075779)

The major project for 2023/24 has been the installation of a Church Served into the disused South West porch. Thanks are due to Jo Hutton, Mihaela Musat and Angela Newby who worked with me to ensure that we have a very attractive and functional served. The project was executed with the knowledge that we needed a church served that would stand the test of time with potentially many users, but also a space that, in its redesign and designation would fit well with the aesthetic of our Victorian Church. It is wonderful that since Easter we have started to use it.

We took the opportunity during this work to refurnish and decorate the South West external doors, make improvements to the water supply to the Crypt Gents WC and to ensure that we have lighting in the (rarely used) spiral staircase in that corner.

Thanks are due to Simon and Sheila Launchbury for the generous gift of a wheel frame for the Bechstein Grand Piano. This frame will reduce wear on the church tiles.

Garden

Thanks are also due to the efforts of Richard Holdaway and Angela Newby and all those that assist on working parties, for the work on the church garden. Also, thanks to Winston Trotman for organising the repairs and servicing of the church lawnmower.

David Chapman – Clerk of Works

MUSIC REPORT

There has been a change in our Youth Choir membership as Ania, Adrianna and Elinor have become regulars of the adult choir. Adrianna taking up our Alto Choral Scholarship vacancy. It has been great to have more involvement of Elinor in playing the organ from time-to-time at services and for Adrianna taking the role of conductor on Good Friday.

The 2023 recruitment process has meant that we now have five regular new Youth Choir members and an occasional sixth. The occasional Pop-Up Choir was not well enough attended, and so we have put that on hold for the time being.

Henry, Imogen, April and Esme all gained their cottas at the 2023 Carol Service. We welcomed Alicia to the Youth Choir at the end of 2023. The Youth Choir are working towards their first RSCM Voice for Life medal: Light blue. This development of skills in the following areas: Using the voice well, Musical Skills, Repertoire and Belonging to the Choir.

The adult and youth choirs continue to excel at providing amazing music for the support of our services at St Peter's. There have been many outstanding moments during the year at mass and evensong and for our major services at Easter and Christmas. The adult choir sang at Durham Cathedral for a week in August 2023 swelled by many former members. This week was led by former choir member, Thomas Chapman and accompanied by John Keys and Oliver King.

A Director of Music recruitment campaign was conducted in Q4 2023, but unfortunately it was not possible to appoint from that process. Therefore, I continue to lead the choir. I am very grateful for the support I receive from our fabulous choir members and our very appreciative congregation and clergy. Thank you!

Some major works on the organ (Faculty Ref 2020-056182) were concluded in 2023 including much work on the journey to convert the organ action to electronic from pneumatic. The fruits of all of this work on the pipework, the winding and the action of the organ are very much showing their splendour during our services. Our next phases will include important work on the winding, restoration of the three tremulants (not heard for about 30 years) and within the next two years or so much needed renovation of the console, the pistons and replacement of 50-year-old low voltage wiring! We received a generous bequest from local resident Robin Purdy in 2023 towards the organ and choir. The bequest to the organ will ensure that we can continue with the urgent restoration works outlined above. The bequest to the choir will assist our development of the Youth Choir. Some new music has already been purchased and used often in 2023 as a consequence.

The role of Catherine Chapman, as treasurer to the choir and organ funds ensures that we have careful stewardship in this area. Accounting for a choir tour of 30 people is no small undertaking and handling the important organ fund takes great care and skill.

David Chapman – Acting Director of Music

PLANNED GIVING OFFICER'S REPORT

Envelope Giving Scheme

At the year-end 2023 there were 20 people receiving boxes of stewardship envelopes, a decrease of 3 from the previous year as people continue to move to standing orders and contactless donations.

Gift Aid

At the year-end 2023 there were 36 regular monthly givers to the General Fund, Choir and Organ funds who Gift Aid their donations, which is an increase of 3. There are other regular donors who are not able to Gift Aid.

On donations given during 2023, I was able to reclaim a total of £11,774.51 from His Majesty's Revenue and Customs which is a significant increase of 50% on 2022. This is due generous donations towards the Served and to 3 people changing their tax status.

The amount of donations made using the card reader has increased significantly over the last few years but as these donations are unplanned and usually anonymous, I cannot include them in this report. However, I can reclaim Gift Aid on these under the Gift Aid Small Donations Scheme up to a maximum of £8,000pa.

Generous Giving

As a result of the Generous Giving presentation in November 2023 I received 26 red envelopes promising increased donations totalling £485 per month. The majority of people have carried out their promise.

If anybody would like information on the above schemes, I'll be happy to help.

Catherine Chapman – Planned Giving Officer

REPORT FROM THE SERVING TEAM



“Serving”, to quote the former Dean of Southwark, Andrew Nunn, “is a ministry!” It is a joy! St. Peter’s has a fantastic group of servers and I am grateful to them all for their skill, flexibility, good humour and friendship.

We assist with the main 10.30 mass on Sunday and at a whole range of evening & special services. I am delighted that in 2023/24 we added new servers to our number – we now have 16 servers on the rota which means we can have a full team every week. Christmas services were

beautiful and Easter, an absolute feast for the senses. ***I am always keen to hear from anyone interested in serving (or from those who have children who might be interested). Please speak to any of the adult servers after mass – we are easy to spot!***



We had a very special service in 2023 – Father Ben’s first mass as priest! It was an honour to serve on that joyous day in July. I had super feedback from clergy and visitors as well as from the regular congregation who I thank for your continued support and encouragement.

Anthea Eastoe, Coordinator



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees	The Parochial Church Council of the Ecclesiastical Parish of St Peter, Streatham		
On accounts for the year ended	31/12/2023	Charity no (if any)	1138040
Set out on pages	(remember to include the page numbers of additional sheets)		

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2023 DD / MM / YYYY.

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:

MA Carragher

Date: 07/05/2024

Name:

Pamela Carragher

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

Associate of Chartered Institute of Management Accountants

Address:

10 Stansfield Close
Reading RG2 7BQ

St Peters Church, Streatham

Receipts and Payments Account for the year ended 31st December 2023

	Note	Unrestricted £	Restricted £	2023 Total £
Income and endowments from:				
Voluntary Income	2a	78,141	2,898	81,039
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Other Income	2e	15,579	52,281	67,860
		<u>139,031</u>	<u>67,345</u>	<u>206,375</u>
Expenditure on:				
Charitable activities	3	145,503	16,760	162,264
Raising funds		-	11,826	11,826
		<u>145,503</u>	<u>28,587</u>	<u>174,090</u>
Net income/(expenditure)		(6,473)	38,758	32,285
Surplus on Revaluation of Investments		22,099	-	22,099
Funds brought forward		436,559	30,335	466,894
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Expenditure on:				
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		<u>17,129</u>	<u>30,335</u>	<u>47,465</u>
Other Assets				
CCLA Investments		<u>419,430</u>	-	<u>419,430</u>

All income derived from continuing activities.
The notes form part of the financial statements.

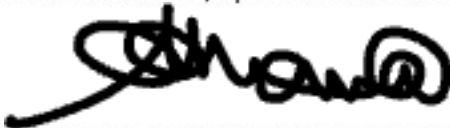
St Peters Church, Streatham

Balance Sheet as at 31st December 2023

	Note	2023		2022	
		£	£	£	£
Fixed Assets					
Investments	2		441,530		419,431
Current Assets					
Debtors			-		
Cash at bank and in hand		79,749		47,463	
		<u>79,749</u>		<u>47,463</u>	
Creditors: amounts due within one year		<u>-</u>		<u>-</u>	
Net current assets			79,749		47,463
Creditors: amounts due after more than one year			-		-
Net assets			<u>521,278</u>		<u>466,894</u>
Funds					
Unrestricted general fund	7		452,186		17,129
Restricted Funds	4		69,093		30,335
Investments in CCLA			-		419,429
			<u>521,278</u>		<u>466,894</u>

The Statement of Financial Activities, Income and Expenditure Account and the Notes form part of these financial statements.

On behalf of the PCC, I present the Accounts for the year ending 31 December 2023



Sharon Thomas, Treasurer to the Parochial Church Council

I confirm the financial statements were approved by the Parochial Church Council on 12 May 2024



Fr Steffan Mathias, Chairman

St Peters Church, Streatham

Notes to the Financial Statements for the year ended 31st December 2023

1 Accounting Policies

The financial statements have been prepared under the historical cost convention. The financial statements have been prepared in accordance with the Statement of Recommended Practice for Charities, the Companies Act 2006 and applicable accounting standards (FRS 102).

The principal accounting policies and estimation techniques are as follows:

a) Going concern

The Directors / Trustees consider that there are no material uncertainties regarding the Charity's ability to continue as a going concern.

b) Income

All income is included in the Statement of Financial Activities (SoFA) on the receipts and payments basis

c) Expenditure

Expenditure is recognised on the receipts and payments basis and is classified in the SoFA under headings that aggregate related costs.

Charitable activities include the cost of employing the Development Worker plus other project-related expenditure.

Support costs comprise the administrative costs incurred in operating the Charity, plus expenses incurred by the Trustees in the performance of their duties.

d) Fund accounting

The Charity operates an unrestricted fund, which is freely available for any purpose within the Charity's charitable objects at the discretion of the Trustees, plus a number of project-related Restricted funds (see Note 8).

2 Investments

Investments with CCLA are shown at bid market price on 31st December

	2023	2022
637051001P	65,924	70,235
637051001 S	375,606	350,546
	<u>441,530</u>	<u>420,781</u>

St Peters Church, Streatham

Notes to the Financial Statements (Continued) for the year ended 31st December 2023

2a Voluntary Income	Unrestricted	Restricted	Total
	£	£	£
Planned giving	32,045		32,045
Unplanned giving	6,567		6,567
Card Reader	2,264		2,264
Gift Aid Recovered	5,532	149	5,681
Donations	4,828	2,749	7,577
Bequests	1,500		1,500
Grants	25,405	-	25,405
	<u>78,141</u>	<u>2,898</u>	<u>81,039</u>
2b Activities for Generating funds	Unrestricted	Restricted	Total
	£	£	£
Fund Raising events	200		200
Magazine & book sales	5		5
Cathedral trip subs		11,837	11,837
Concerts and recitals		-	-
	<u>205</u>	<u>11,837</u>	<u>12,042</u>
2c Investment Income	Unrestricted	Restricted	Total
	£	£	£
Bank Interest - Depo Account	97	17	113
Sale of Shares	7,500		
Dividends from investments	14,029		14,029
	<u>21,626</u>	<u>17</u>	<u>14,143</u>
2d Church Activities	Unrestricted	Restricted	Total
	£	£	£
Fees	615		615
Candles	-		-
Crypt Hire	17,155		17,155
Church Hire	5,710		5,710
Choir scholarship		312	312
	<u>23,480</u>	<u>312</u>	<u>23,792</u>
2e Other Income	Unrestricted	Restricted	Total
	£	£	£
Insurance claims	-		-
VAT refund	14,579	2,143	16,721
Other income	1,000	50,138	51,138
	<u>15,579</u>	<u>52,281</u>	<u>67,860</u>

Streatham St Peter

Notes to the Financial Statements (Continued) for the year ended 31st December 2023

Prior year comparatives

2a Voluntary Income	Unrestricted	Restricted	Total
	£	£	£
Planned giving	30,072		30,072
Unplanned giving	3,144	3,805	6,948
Card Reader	2,530		2,530
Gift Aid Recovered	8,223	69	8,293
Donations	1,376	679	2,055
Bequests	1,000		1,000
Grants	33,405		33,405
	79,750	4,553	84,303
2b r Generating funds	Unrestricted	Restricted	Total
	£	£	£
Fund Raising events	1,197		1,197
Magazine & book sales	-		-
Cathedral trip subs		8,577	8,577
Concerts and recitals		607	607
	1,197	9,183	10,380
2c Investment Income	Unrestricted	Restricted	Total
	£	£	£
Bank Interest - Depo Account	-	4	4
Dividends from investments	-		-
	-	4	4
2d Church Activities	Unrestricted	Restricted	Total
	£	£	£
Fees	2,890		2,890
Candles	-		-
Crypt Hire	15,675		15,675
Church Hire	2,600		2,600
Choir scholarship		383	383
	21,165	383	21,548
2e Other Income	Unrestricted	Restricted	Total
	£	£	£
Insurance claims	-		-
VAT refund	5,397	172	5,569
Other income	59,783		59,783
	65,180	172	65,352

St Peters Church, Streatham

Notes to the Financial Statements (Continued) for the year ended 31st December 2023

3 Charitable Activities	Unrestricted	Restricted	Total 2023
	£	£	£
Pledge	57,600		57,600
Clergy expenses	10,358		10,358
Repairs	40,294		40,294
Church insurance	9,299		9,299
Utilities	10,045		10,045
Music	8,349		8,349
Sacristy	1,921		1,921
Printing & Copying	2,427		2,427
Crypt Maintenance	3,596		3,596
Parish Admin	377		377
Magazine Bookstall	-		-
Cathedral trip expenses		11,826	11,826
Stationery		-	-
Music and robes		522	522
Concert expenses		-	-
Additional Singers		-	-
Scholarship		735	735
Other expenses		1,095	1,095
Costs of recitals, concerts etc		-	-
Organ works		12,856	12,856
Donations to charity		1,552	1,552
Bank Charges	201		201
Fees	1,035		1,035
	<u>145,503</u>	<u>28,587</u>	<u>174,090</u>

Streatham St Peter

Notes to the Financial Statements (Continued) for the year ended 31st December 2023

Prior year comparatives

3 Charitable Activities	Unrestricted	Restricted	Total 2022
	£	£	£
Pledge	57,568		57,568
Clergy expenses	4,973		4,973
Repairs	79,366		79,366
Church insurance	8,633		8,633
Utilities	10,168		10,168
Music	10,708		10,708
Sacristy	2,783		2,783
Printing & Copying	2,083		2,083
Crypt Maintenance	3,253		3,253
Parish Admin	4,465		4,465
Magazine Bookstall	28		28
Cathedral trip expenses		8,866	8,866
Stationery	-		-
Music and robes		407	407
Concert expenses		-	-
Additional Singers		-	-
Scholarship		-	-
Other expenses	307	310	617
Costs of recitals, concerts etc		212	212
Organ works		75	75
Donations to charity		2,680	2,680

St Peters Church, Streatham

Notes to the Financial Statements (Continued) for the year ended 31st December 2023

4 Movement in Restricted Funds

Income	Sacristy fund	Charities Fund	Choir fund	Organ fund	Total
Cathedral Trip subs			11,837		11,837
Donations		2,029	-	720	2,749
Interest	17		-	-	17
Scholarship			312		312
Gift Aid Recovered			61	88	149
Concerts			-	-	-
Other income			6,138	44,000	50,138
Grant				-	-
VAT Refund				2,143	2,143
	17	2,029	18,348	46,951	67,345
Expenditure					
Cathedral trip expenses			11,826		11,826
Stationery			-		-
Music and robes			522		522
Concert expenses			-		-
Additional Singers			-		-
Scholarship			735		735
Other expenses	1,000		95	-	1,095
Costs of recitals, concerts etc				-	-
Organ works				12,856	12,856
Donations to charity		1,552			1,552
	1,000	1,552	13,178	12,856	28,587
Net movement in the year	- 983	477	5,169	34,095	38,758
Opening balance	2,715	584	10,277	16,759	30,335
Closing balance	1,732	1,061	15,446	50,853	69,093

St Peters Church, Streatham

Notes to the Financial Statements (Continued) for the year ended 31st December 2023

5 Staff costs

The average number of persons employed during the year was 0 ie none (2022: 1).

Trustees' emoluments

No Trustee received any remuneration for services as a Trustee. Trustees received travelling and out of pocket expenses amounting to £nil (2020: £nil) in respect of their duties as Trustees.

6 Analysis of funds

	Balance b/f £	Income £	Expenditure £	Balance c/f £
Unrestricted fund	436,559	139,031	(145,503)	430,087
Restricted fund	30,335	67,345	(28,587)	69,093
Total funds	466,894	206,375	(174,090)	499,179

The Unrestricted fund is available for the general purposes of the charity at the sole discretion of the Trustees.

Restricted funds represent funds received for specified purposes:

7 Analysis of net assets by fund

	Fixed assets £	Current assets £	Current liabilities £	Net assets £
Unrestricted fund	441,530	10,656	-	452,186
Restricted funds:				
Sacristy	-	1,732	-	1,732
Charities	-	1,061	-	1,061
Choir	-	15,446	-	15,446
Organ	-	50,853	-	50,853
Total	441,530	79,749	-	521,278

Independent Examiners 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 that the accounts did not accord with the accounting records; or that 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. (The signed copy of the statement is available to view – see the Treasurer.)

Pamela Carragher, Independent Examiner 07/05/2024

Accounts

ST PETER'S CHURCH, STREATHAM



ANNUAL REPORT, MAY 2023

Year 2022-2023

Vicar:

Fr Steffan Mathias

Curate:

Fr Ben Vertannes

Churchwardens:

Josephine Dapaah
Winston Trotman

Parochial Church Council:

David Chapman
Maureen Downs
Duncan Eastoe
Sonia Freeman-Birch
Jo Hutton
Caroline Johns
Alice King
Sheila Launchbury
Simon Launchbury
James Macintyre
Melanie Metherell
Mary Newbrook
Angela Newby
Marie-Thérèse Rogers
Olivia Suter
Sarah Tew
Sharon Thomas
Winston Trotman

Independent Examiner:

Mrs Pamela Carragher, Reading RG2

Bankers:

Barclays Bank plc
136 Streatham High Road
London SW16 1BN

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AIMS AND PURPOSES

The principal purpose of the PCC of the Church of St Peter's Streatham is to cooperate with the incumbent, Revd Dr Steffan Mathias, on matters of importance to the parish in promoting the mission of the Church and to have joint responsibility, with the incumbent, in the running of the parish.

The PCC is also responsible for the maintenance of the church fabric and its contents, and for the maintenance and running of the Church Crypt, our church hall. The PCC also considers and discusses matters concerning the Church of England, or other matters of religious or public interest.

OBJECTIVES AND ACTIVITIES

The PCC is committed to enabling as many people as possible to worship at our church, and to become part of our parish community at St Peter's.

When planning our activities for the year, the incumbent and the PCC have considered the Commission's guidance on public benefit, and in particular the specific guidance on charities for the advancement of religion.

The PCC (as Trustees) have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission. In particular, we try to enable ordinary people to live out their faith as part of our parish community through

- worship and prayer; learning about the Gospel and delivering their knowledge and trust in Jesus;
- provision of pastoral care for people living in the parish;
- mission and outreach work.

To facilitate this work, it is important that we maintain the fabric of the Church and the Crypt Hall.

MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING

HELD ON SUNDAY, 8 MAY 2022 at 11.45 AM

1. PRAYERS

Fr Steffan welcomed those attending (c.28 persons) and opened the meeting with prayers.

2. APOLOGIES FOR ABSENCE

Apologies had been received from David Chapman, Caroline Johns, James Macintyre, Mary Newbrook, and Winston Trotman.

3. MINUTES OF THE APCM HELD ON SUNDAY, 18 APRIL 2021.

The Minutes of the previous meeting were **agreed** as a true record of the meeting and signed by Fr Steffan.

4. ELECTORAL ROLL

Sheila Launchbury reported a slight increase in numbers on the current Roll with 112 compared with 2021. 64% of members were resident in the parish.

5. ELECTION OF CHURCHWARDENS

Fr Steffan said that Jo Dapaah was willing to continue as Churchwarden and Winston Trotman had agreed to stand for election as the other Warden. Both had been duly nominated and seconded ahead of the meeting. The meeting **agreed** unanimously that they should be **elected**.

6. DEANERY SYNOD REPRESENTATION

Duncan Eastoe, Angela Newby and Winston Trotman had agreed to continue to serve in this capacity and were duly **elected**.

7. ELECTION OF PAROCHIAL CHURCH COUNCIL

Six members of the current PCC would be continuing in office in the coming year. Ahead of the meeting there had been 3 nominations for the 6 vacant elected places. The following 9 people were duly **elected**:

David Chapman	James Macintyre	Olivia Suter
Caroline Johns	Melanie Metherell	Sarah Tew
Alice King	Mary Newbrook	Sharon Thomas

It would be possible to fill vacancies at a later date.

8. ELECTION OF SIDESPERSONS

The function of Sidesperson had rather fallen away during the Covid pandemic. As restrictions were being steadily lifted it was felt that it would good to reinstate this important ministry of welcome. Angela Newby would contact those who had been Sidespeople and try to set up a new rota. It was **agreed** to continue with as many as possible.

9. APPOINTMENT OF INDEPENDENT EXAMINER

Simon Launchbury explained that Caroline John's son had undertaken the inspection of the 2021 Accounts, but was not at present able to commit to doing this again. It was **agreed** to defer this appointment until later in the year.

10. REPORT OF THE PAROCHIAL CHURCH COUNCIL FOR 2021/2022

The summary of proceedings in the PCC over the last year had been included in the Annual Report. By a show of hands, the report was **received** by the meeting.

11. TREASURER'S REPORT & ACCOUNTS FOR 2021

These had been included in the Annual Report and previously adopted by the PCC on 28 March 2022. Simon Launchbury hoped that the narrative accompanying the figures helped members to understand this complex subject. He drew attention to the separate paper handed out at the meeting which showed the breakdown of charitable giving which had gone into and out of the church's Charities Account.

By a show of hands, the report and accounts were **approved**.

12. OTHER REPORTS

Sheila Launchbury apologised that she had not sought a report from the Serving team for inclusion in the main Annual Report. A separate paper had been distributed at the beginning of the meeting. All these reports were **received** by the meeting.

13. CHAIRMAN'S BUSINESS

Fr Steffan commented that the last two years had been rather strange! He thanked all those who had helped to keep the church going. Numbers attending services were gradually increasing and we were now able to celebrate Mass in a more 'normal' manner. He was glad to have had more clergy support. He was also very grateful to James Furniss Roe, our Director of Music, for keeping the musical side of our worship going.

Fr Steffan thanked the congregation for their generosity in response to special funding appeals for bigger projects.

Finally, he mentioned that some key parish priorities had been identified at the recent away-day which we would take forward over coming months.

14. ANY OTHER BUSINESS

- a) Sally Smith mentioned that Christian Aid week would start the following week.
- b) A Platinum Jubilee party was planned for Sunday 5 June, in the form of an international lunch.
- c) Jo Hutton reported that £553 had been raised for Ukraine through the sale of refreshments over recent weeks.
- d) Fr Steffan encouraged those present to continue to think about possible additional PCC members.

There being no other business, the meeting closed with the Grace at 12.20 pm.

Signed Date 2023

PAROCHIAL CHURCH COUNCIL REPORT

Post-Covid, we largely resumed 'normal' service in terms of face to face meetings. We had five regular meetings during the year and one extraordinary meeting when PCC approval was needed at short notice. A summary of business discussed at each meeting is given below. Average attendance at the meetings was just under 70%.

8 August 2022: This first meeting of the PCC had been postponed from July due to extremely hot weather, and, with continuing high temperatures, this meeting was held in the relatively cool vicarage! The minutes of the final PCC meeting of the last session and those of the vestry meeting held after the APCM in May were approved. The Treasurer asked Fr Steffan to set dates of future meetings so that he could invite CCLA representatives to visit the PCC to explain their investment policies. The Treasurer added that £60,000 of shares had been sold to meet the costs of known major projects. The proceeds of this sale would be kept in the CCLA Deposit Fund pending a better understanding of the likely expenditure. Income from crypt and church hire was picking up, but a Stewardship Appeal should be made to encourage planned giving. We agreed to increase our pledge to the Diocese by 0.5%. The lighting project had begun and the results were encouraging. Using the scaffolding or lighting towers in place for lighting works would enable remedial works to be carried out on slipped/damaged ceiling boards. External scaffolding to enable the removal of vegetation and mortar repairs was expected to cost c.£4,000 and this was approved. A new quote for the church server project, estimated at around £20,000, was approved and it was agreed that a Faculty Application should be made. Drainage works, and various roofing repairs arising from Storm Eunice were approved. All members of the PCC were required to undertake Safeguarding training. The election of a Lay Vice-Chairman was deferred to the next meeting.

21 September 2022: This was a largely 'non-business' meeting, with the main item being 'What is a PCC?'. We reviewed a booklet setting out the duties of a PCC, and undertook some group exercises to get to know each other better. We also discussed what sub-committees would be helpful in order to further the work of the PCC. Before that discussion, we were reminded by Safeguarding Officer, Maureen Downs, of the necessity of PCC members undertaking the Diocese's Safeguarding Training, with results being returned to our Safeguarding team. A question was raised about why the Server project had not been put out to tender, and we learned that unsuccessful efforts had been made to do exactly that. Happily, the proposed contractor had a long association with St Peter's and were trusted to do a good job.

30 November 2022: Representatives of CCLA attended the meeting to comment on the performance of our invested funds as at the end of October. We received an update on a number of fabric repairs and projects: an asbestos survey had revealed no significant issues; most of the drainage clearances and repairs had been completed; the Diocesan Advisory Committee had responded to our Faculty Application re the Church Server with some helpful pointers as to how we might improve the next submission; the church lighting project had been completed with a six month approval period; the lighting in the Lady Chapel needed some 'muscle' to assist with the positioning of ladders; remedial work on the large safe in the Sacristy was paused pending appointing a contractor with the necessary lifting equipment; north side roofing repairs had been completed, while south side repairs were pending; repairs to the heating system were underway. Re our MAP, a lunch club for asylum seekers living in the former Leigham Court Hotel would be starting in December, while efforts to escalate asylum applications and the provision of youth activities were in planning. Sonia Freeman-Birch was co-opted as Lay Vicechair of the PCC. We learnt that James Furniss-Roe had resigned as Director of Music with effect from 8 January. An Independent Examiner had yet to be identified and it was possible that a professional appointment might be required.

1 February 2023: There was some discussion on the CCLA's long term plans re environmental issues and the date by which they hoped to reach a net zero investment position

(2050). A response had been requested. A possible candidate to act as Independent Examiner had been identified in the congregation. However, there was a possible conflict of interest as that person was the spouse of a member of the PCC, and further enquiries were needed. The main item on this agenda was the draft Mission Action Plan and the meeting divided into groups to discuss their views on the proposals suggested. It was agreed that the draft MAP be commended to the wider congregation with an invitation to submit feedback for further discussion. An update on a number of fabric issues was received. The process for recruiting a new Director of Music was discussed. It was proposed to take a new look at how this function might be reorganised and a financial model would be drawn up, using some of our MAP budget. We were advised of a bequest from the estate of the late Fr Peter Andrews and some preliminary ideas were exchanged on how this money might be spent. It was agreed that a review of Crypt hire should be carried out, including the contributions paid by the Brownies and Guides. We were reminded that members must undertake the Diocesan safeguarding training and that the church's Safeguarding Policy document needed to be updated. We agreed to support Fr Ben's attendance of a Holy Land pilgrimage (subject to the political/military situation prevailing at the time). We learnt that the new Bishop of Kingston would be consecrated the following day.

5 March 2023 (Extraordinary): Meeting after the Parish Mass, the PCC was advised that the previously proposed Independent Examiner was, after all, ineligible to act in this capacity, but that a former member of St Peter's, Pam Carragher, a qualified accountant, had been approached and was willing to take on this role free of charge. She had written a letter to the PCC along with a short biography. All present and all those who had sent apologies were in favour of accepting Pam's offer.

19 April 2023: In its final meeting of the session we heard that a response from the CCLA on their net zero strategy had been received by Fr Steffan, and that this would be circulated to members shortly. The review of Crypt rental was underway and would be shared with PCC members ahead of the next meeting. A discussion was held about a quote received re the replacement of gutters and downpipes on the north side of the church and it was agreed to seek a more detailed breakdown of the costs. A financial model for the funding of separate Director of Music and Organist posts was considered and approved. A church expenditure policy, setting out the appropriate levels of approval was accepted. The Annual Accounts for 2022 were adopted for presentation to the APCM. A further reminder about Safeguarding training was given. Vacancies on Deanery Synod and PCC were aired. We learnt that Fr Ben was likely to be ordained to the priesthood on 1 July.

Sheila Launchbury – PCC Secretary

TREASURERS' REPORT & ACCOUNTS 2022

Our overall receipts for 2022 are, on the face of it, greatly increased from the previous year, but there are a number of exceptional circumstances. The card-reader continues to be a significant source of unplanned giving.

The grant of £33,000 was for the lighting project (see below) and we received a bequest of £1,000 for the Sacristy Fund which (with its Gift Aid Tax Refund) was transferred to that account.

The Crypt income continues to recover from the 2020 slump due to the Covid pandemic, but is still not back to the pre-pandemic levels. The church continues to be used as a concert venue for the choirs Opus XVI (who also pay to rehearse here) and the Streatham Choral Society. The church was also used in March for the showing of two silent films as part of the Streatham Film Festival.

We are being more assiduous in reclaiming VAT through the Listed Places of Worship Grant Scheme, hence the large increase in this figure over 2021.

This past year has seen a lot of expenditure on the church building, most notably the lighting project hence the vastly increased figure for Repairs (although some of the lighting project costs were incurred in 2021 period). Although Veolia paid £23,255 of their grant in advance (in May 2022), other monies (from Veolia and The Greater London Authority) were only paid on completion of the work. The grants received were £33,988 from Veolia and £15,350 from the Greater London Authority giving a total of £49,338. (Please note that over £17,000 of this was paid in 2023, hence the discrepancy between the figure given here and that recorded in the 2022 accounts.)

The total cost of the lighting project was £60,840.54 of which £59,495.03 was paid in 2022. The final £1,345.51 was agreed to be paid in April 2023 once the system was confirmed to be satisfactory. These figures include £10,140.09 VAT which is being reclaimed via the Listed Places of Worship Trust.

To cover our payment of the invoices, and in keeping with our Reserves Policy (see p.12) shares were sold to the value of £59,500. Although, in the end, not all of this money was needed for the lighting project, rather than buying more shares, the excess was transferred to the CCLA Deposit Fund (where access is much quicker) to pay for the work on the Belfries in 2023.

To qualify for the grant from Veolia, we were obliged to make a donation of £3,250 to their grant-making fund(!) hence the Parish Admin figure being so much higher than in 2021.

Another expense which began in 2022 is our monthly contribution to the Diocese for accommodation for Fr Ben and his family which is just under £700 per month.

As a parish we continue to be generous in our response to appeals for charitable giving despite the increasing cost-of-living crisis. Donations made in 2022 via the Charities Account were:

Bishop's Lent Appeal	£141.00
Christian Aid	£245.50
DEC Afghanistan Appeal	£289.00
DEC Pakistan Flood Appeal	£300.00
DEC Ukraine Appeal	£791.75
National Churches Trust	£75.00
Spires Centre	£265.00

A payment of £150 was made direct to the Friends of Children in Romania charity. The share of the Christmas collections going to charities meant that we were able to send £245.33 to the Spires Centre and £255 to the Children's Society. Also in December we collected £250.00 to the DEC Turkey/Syria Earthquake. These will show in the 2023 figures as cheques were only banked this year.

Concerning the Choir and Organ funds, these accounts are now fully with NatWest having previously been partly held in the Nationwide Building Society.

This past year has been a busy one financially, with the sale of shares covering the initial cost of the lighting project. However, we have had to draw substantially on our reserves held in the CCLA Deposit Fund (into which the quarterly dividend payments from our shares are paid) to fund the day-to-day running of St Peter's. In 2023, despite the financial hardships felt by many of us, we need to consider how to increase our church's income for us to remain financially viable. This is, of course, something for the new PCC to consider. When asked how we are doing, I often say that we are keeping our head above water, but our face sometimes get wet!

Sharon Thomas has kindly agreed to take over as Treasurer and is currently working with me on a gradual hand over of this role. As always, we would like to thank the rest of the Finance Team for their assistance: Catherine Chapman for her work as Planned Giving Officer and for managing the Choir and Organ Funds, Winston Trotman and Jo Hutton for the banking of monies and the various people who help with Sunday collections. We should also thank David Chapman, Anthea Eastoe and Fr Steffan for their work in seeking out grants for our major projects carried out in 2022. We are very grateful to Pam Carragher for her independent inspection of the annual accounts and am delighted that she has agreed to carry out this duty next year, should those at the APCM approve this.

Finally, I would like to thank all of you for your continuing support.

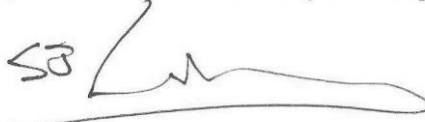
Simon Launchbury – Treasurer

ST PETER'S CHURCH, STREATHAM

The Members
St Peter's Church
Leigham Court Road
London
SW16 2SD

ACCOUNTS FOR THE YEAR ENDING 31/12/2022

On behalf of the PCC, I present the Accounts for the year ending 31 December 2022.



Simon Launchbury
Treasurer to the Parochial Church Council
3 Dodbrooke Road, London SE27 0PF

INDEPENDENT EXAMINER'S STATEMENT

I have reviewed the accounts for the year ending 31 December 2022. The review has included a study of the ledgers, bank statements, payments by bank or cash with the relevant vouchers, service collections, other payments to the bank, together with the vouchers. I have verified the balances.

The review has included payments to and from the Restricted Funds.

The minutes and papers of the PCC and the Buildings and Finance Committee, including the Treasurer's reports, were available for inspection on request.

I confirm that the PCC accounts are an accurate reflection of the financial position as at 31 December 2022. There are no matters which have come to light during my review which should be reported to the Members of Church Council.



Pamela Carragher, Reading RG2

APPROVED BY THE PAROCHIAL CHURCH COUNCIL ON 19 April 2023



Fr Steffan Matthias, Chairman

MATTHIAS

S. M.

St. Peter's Church, Streatham
Financial Statement at 31-12-2022
Receipts and Payments Account

	2021	2022
General Fund	£	£
Receipts		
<u>Regular Income</u>		
Planned	32,773.83	30,071.85
Unplanned	2,371.30	3,143.90
Card Reader Donations	949.40	2,530.00
Income Tax Recovered	8,582.33	8,223.37
	<u>44,676.86</u>	<u>43,969.12</u>
<u>Other Income</u>		
Donations (excluding below)	5,719.21	1,375.87
Bequests	0.00	1,000.00
Grants	0.00	33,405.00
Fees	1,871.00	2,890.00
Candles	80.00	0.00
	<u>7,670.21</u>	<u>38,670.87</u>
<u>Events & Activities</u>		
Crypt Hire	11,157.00	15,675.00
Fund Raising Events	575.00	1,196.50
Church Hire	2,044.00	2,600.00
Sale of Magazine & Books	48.30	0.00
	<u>13,824.30</u>	<u>19,471.50</u>
<u>Other</u>		
Insurance Claims	0.00	0.00
Bank Interest	7.41	13.01
VAT refund	798.04	5,396.97
Other (bank error)		20.00
	<u>805.45</u>	<u>5,429.98</u>
Total General Fund Receipts	66,976.82	107,541.47
Sale of CCLA Shares	0.00	59,750.00
	<u>66,976.82</u>	<u>167,291.47</u>
Payments		
Diocesan Assessment/ Pledge	56,998.00	57,568.00
Clergy expenses	454.24	131.47
Curate Housing	0.00	4,841.68
Repairs etc	9,487.02	79,115.63
Repairs against insurance claim	0.00	250.00
Church Insurance	8,597.04	8,633.33
Utilities	7,999.61	10,168.34
Music	7,203.10	10,708.22
Sacristy	1,658.76	2,783.09
Printing & Copying	1,707.13	2,082.53
Crypt maintenance	2,492.24	3,253.36
Parish Admin	619.12	4,464.68
Magazine & Bookstall	0.00	27.74
Fund Raising expenses	0.00	0.00
Other		306.85
Total General Fund Payments	<u>97,216.26</u>	<u>184,334.92</u>
CCLA Deposit Fund		
Receipts		
Interest	7.14	260.19
Investment income	15,522.14	14,908.49
	<u>15,529.28</u>	<u>15,168.68</u>
General Fund Surplus/Deficit	-14,710.16	-1,874.77
less Net Transfer to restricted fund		<u>-501.25</u>
		-2,376.02
including CCLA Sale of Shares	0.00	59,750.00

	2021	2022
<u>Restricted Funds</u>	£	£
The Business Premium Account		
<u>Sacristy Fund</u>		
Net Transfer from unrestricted fund		501.25
Interest	4.60	2.43
Sacristy Surp / Deficit	4.60	503.68
<u>Charities Fund</u>	2020	2021
Receipts	1,041.00	2,898.25
Payments	1,915.00	2,680.25
Charities Surp / Deficit	-874.00	218.00
<u>Choir: Music Robes & Travel Fund</u>	2021	2022
Receipts		
Cathedral Trip subs	1,318.00	8,576.50
GA donations	75.00	0.00
Non-GA donations	0.00	60.00
Interest	11.27	1.07
Scholarship	430.00	382.50
Tax Reclaim	127.50	69.25
Other Donations	0.00	73.85
	2,018.39	9,163.17
Payments		
Cathedral trip expenses	692.00	8,865.78
Stationery	0.00	0.00
Music & Robes	106.95	406.50
Additional Singers	0.00	0.00
Scholarship	0.00	0.00
Other expenses	0.00	310.00
	798.95	9,582.28
Choir Fund Surplus/ Deficit	1,219.44	-419.11
<u>Organ Fund</u>		
Receipts		
Gift Aid Donations	512.00	345.00
Interest	22.01	0.50
Grant	0.00	0.00
Other Donations	235.00	605.00
Tax Recovered	263.16	171.73
VAT refund	0.00	0.00
Concerts & Fund Raising	441.26	606.60
	1,473.43	1,728.83
Payments		
Recitals, Concerts & Fund Raising	0.00	211.90
Organ Works	0.00	74.99
	0.00	286.89
Organ Fund Surplus/ Deficit	1,473.43	1,441.94

Receipts

General Funds	PCC	107,541.47
Less Tax recoverable Q4 2021		-2,420.52
Plus Tax Q4 2022		2,029.39
Less Gen Fund Cheques		0.00
Less Tax Reclaim for Organ & Choir Fund		-42.00
less trf to BPA (Sacristy)		-501.25
Transfer from CCLA		0.00
CCLA Deposit Fund		15,168.68
Sale of CCLA Shares		59,750.00
General Funds Subtotal		181,525.77
Restricted Funds	BPA	503.68
	Cha	2,898.25
	Choir	9,163.17
	Organ	1,728.83
Restricted Funds Subtotal		14,293.93
Total Receipts		195,819.70

Payments

General Funds		184,334.92
General Funds Subtotal		184,334.92
Restricted Funds	BPA	0.00
	Cha	2,680.25
	Choir	9,582.28
	Organ	286.89
Restricted Funds Subtotal		12,549.42
Total Payments		196,884.34

Cheques to be presented

General Fund Total	0.00
Charities Acc	0.00
Total Cheques	0.00

Summary

Statutory total	2021	2022
Receipts	110,649.24	195,819.70
Payments	126,041.68	196,884.34
Surplus/Deficit	-15,392.44	-1,064.64
Total Non Restricted	-2,576.15	-2,809.15
Restricted Funds	-12,816.29	1,744.51
Total	-15,392.44	-1,064.64

Statement of Assets and Liabilities

Monetary Assets	2021			2022		
	General	Restricted	Total	General	Restricted	Total
PCC Current Account (Barclays)	500.00		500.00	500.00		500.00
PCC Deposit Account (Barclays)	6,217.11		6,217.11	6,182.92		6,182.92
CCLA Deposit Fund	4,776.99		4,776.99	10,445.67		10,445.67
BPA: Sacristy Fund		3,463.02	3,463.02		2,715.45	2,715.45
Choir Funds Account		10,696.09	10,696.09		10,276.98	10,276.98
Organ Fund Account		15,316.59	15,316.59		16,758.53	16,758.53
Charities Account		365.64	365.64		583.64	583.64
Total cash	11,494.10	29,841.34	41,335.44	17,128.59	30,334.60	47,463.19
General Funds						
Barclays Accounts	6,717.11		6,717.11	6,682.92		6,682.92
CCLA Deposit Fund	4,776.99		10,445.67	10,445.67		10,445.67
Restricted Funds (made up of):						
BPA: Sacristy Fund		3,463.02	2,715.45		2,715.45	2,715.45
Choir Fund		10,696.09	10,696.09		10,276.98	10,276.98
Organ		15,316.59	15,316.59		16,758.53	16,758.53
Charities		365.64	365.64		583.64	583.64
Total Funds	11,494.10	29,841.34	46,256.55	17,128.59	30,334.60	47,463.19

Notes:**Other Assets**

<u>Investments with CCLA</u>	637051001P	70,234.47	bid market price:	69,147.48
	637051001S	350,546.27	bid market price:	350,283.29
		420,780.74		419,430.77

Inland Revenue tax claims

All claims lodged have been settled.

It is estimated that the reclaim due for Q4 will amount to

Liabilities

<u>Sundry cheques awaiting presentation</u>	2,029.39	-2,029.39
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Machine Rental Agreement

In March 2020 the PCC entered into a three year photocopier rental contract with rank Xerox at an annual rate of £630.00 plus copying charged.

<u>Annual Parish Pledge Due</u>	57,600.00
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RESERVES POLICY

Agreed by St. Peter's PCC on 28 March 2022

1. Background

The Charities Act 2011 requires that the PCC sets its Reserves Policy, and that this is disclosed as part of the Annual Report.

2. Principles

The PCC should only keep money in reserve for specific reasons. While the Bible clearly indicates that we should not hoard, it is also important that we make sensible provision for known future events, and take responsibility for our commitment to others, including our employees.

The PCC is transparent and accountable to its stakeholders, including the congregation, the diocese, and the community we live in. The PCC must demonstrate that it is achieving its charitable objects.

The PCC must plan its work in advance, and set an expenses budget, and then ensure that its income is sufficient to deliver this work. It is important that reserves are available to cover unexpected variations in its income and expenses. The day-to-day running expenses including the Diocesan Quota is managed through the General Fund.

The PCC has available to it a Reserve Investment Fund. This policy sets out how the income and growth from that fund will be managed and limited.

3. Policy statement

As of 2022: St Peter's Financial situation is such that income into the General Fund from regular giving, gift aid tax reclaim and income from our crypt and church are not keeping pace with our expenses, despite continued cost control measures.

The PCC agree that it is important to ensure:

- The maintenance of our Grade II* building for worship, church and community activities. This further ensures the continued ability to raise income from church and room hire to offset **General Fund** expenses.
- The provision of funds to meet our multi-year Mission Action Plan activities.
- The support of our clergy. For example, the cost of a curate.

St Peter's holds a **Reserve Investment Fund**. This fund will be managed to:

CAPITAL	Ensure a minimum capital fund is maintained year-on-year to ensure continued accumulation of growth within the Reserve Investment Fund , and income for the church to cover the following:	LEVEL for 2022 At least £400,000
BUILDING MAINTENANCE	To provide from the Reserve Investment Fund an income for the General Fund for Building Maintenance.	LEVEL for 2022 Up to £15,000
MISSION ACTION PLAN	To provide funds for the churches agreed Mission Action Plan Projects. E.g. Communication, Welcome, Music and Youth Work, Research into Needs etc [i.e. Active projects as agreed each year] Within this allocation an annual budget will be set.	LEVEL for 2022 Up to £30,000
CLERGY SUPPORT	To provide funds for the church's Clergy (e.g. Curate Housing Costs) Within this allocation an annual budget will be set.	LEVEL for 2022 Up to £12,000

These limits will be reviewed and agreed by the PCC each year. The agreed limits set for any year will be documented with the formal church accounts at the APCM.

Due to the fluctuation in markets affecting the Reserve Investment Fund, it will not always be possible to realise the full amounts highlighted above in any one year and so management will be needed to prioritise funds up to these levels.

PLANNED GIVING OFFICER'S REPORT 2022

ENVELOPE GIVING SCHEME

At the year-end 2022 there were 23 people receiving boxes of envelopes, a net decrease of 6 from the previous year. However only 18 of these boxes were used..

GIFT AID

During the year there were 33 regular monthly givers to the General Fund, Choir and Organ funds who Gift Aid their donations, which is a decrease of 4. There are other regular donors who are not able to Gift Aid.

On donations given during 2022, I was able to reclaim a total of £7,832.24 from Her Majesty's Revenue and Customs which is a decrease of 11% on 2021. This is partially due to people moving away and a change in tax status of another donor.

The amount of donations made using the card reader has increased significantly over the last few years but as these donations are unplanned and anonymous, I cannot include them in this report. However, I can reclaim Gift Aid on these under the Gift Aid Small Donations Scheme up to a maximum of £8,000pa.

If anybody would like information on the above schemes, I'll be happy to help.

Catherine Chapman – Planned Giving Officer

CHURCHWARDENS' REPORT

This report marks a return to the usual annual reflection. We are all glad to see an end to the restrictions caused by the Covid 19 pandemic allowing church life and services to resume. Though it is true to say that church weekly attendance is not quite at the level of pre- Covid, it is reassuring to see numbers again rising at the main Masses. Christmas and Easter services were well attended with many new faces in the congregation.

A visit to St Peter's by Bishop Christopher in February was most pleasing, allowing us all to physically and spiritually catch up with him before his journey to the Holy Land. It also gave the Wardens an opportunity to take their wands out of the usual resting position and escort the Bishop in and out of Church.

Following the workshop in March 2022, a new Mission Action Plan was created under the direction of Fr Steffan and Fr Ben. This was rolled out early this year. We are pleased to share that our continued efforts to support the clergy in reaching out to our local community and welcoming new members, especially families, should pay dividends in the near future.

In June of 2022, we said goodbye to Fr Peter Andrews, former Vicar here between 1998-2019. A Requiem Mass was held and members old and new attended to pray for him. May he rest in peace.

A duty of the Churchwardens is to host an Articles of Enquiry and Inspection visit by the Archdeacon (or his appointed representative) to ensure that the registers are kept in order, and the valuables of the church (i.e. the church silver etc.) is properly safeguarded. Details of this year's inspection have still to be issued.

In April 2022, Simon Launchbury stepped down as a Churchwarden, and we want to thank him for his time as Churchwarden, in particular for keeping an astute eye over the various

responsibilities towards the running of the church and for doing so during periods of ill health. Ahead of the APCM, we were grateful to Winston Trotman for agreeing to step up for a second term as Warden. Jo Dapaah continues to stand as Churchwarden for what will be her last year.

A big thank you must be extended to all who have given of their time and talents to support St Peter's – too many to mention here, but we would like to give a special gratitude of thanks to: David Chapman, for all the various roles he undertakes; Angela Newby, for managing the crypt and readers'/welcomers' rotas; Jo Hutton, for diligently providing refreshments after Sunday services and at various functions throughout the year; and Barbara Drayton for her work in managing the cleaners rota for the church.

A particular thank you is also extended to Dusty Lori, who managed the team responsible for the flower arrangements and has now stepped down from this role.

We look forward and pray for the future at St Peters as we seek to grow the congregation, grow the choir and look to welcome a new Director of Music and an Organist.

Jo Dapaah and Winston Trotman - Churchwardens

SAFEGUARDING OFFICERS' REPORT

We have no major issues to report. This year we have been asked by the Diocese for everyone on the PCC to complete Safety and Safeguarding training. This obviously takes some time to accomplish. Fr. Steffan has asked everyone to have this done by the APCM, so fingers crossed!! All people requiring a DBS check are up to date.

Maureen Downs – Safeguarding Officer

ELECTORAL ROLL OFFICER'S REPORT

We are two-thirds of the way through the current 'term' of the Electoral Roll, which is started from scratch every six years. Taking stock, in consultation with Fr Steffan, it has seemed timely to do a bit of judicious pruning. This reflects a combination of one death, two members moving away from the London area, and a number of people, not resident in the parish, who have dropped away in terms of attendance. I have added two new members to the Roll. In summary, last year's Roll stood at 112, 18 names have been deleted, and two names added, leaving a total of 96. Just over 67% of members live within the parish boundary.

Sheila Launchbury – Electoral Roll Officer

CLERK OF WORKS/FABRIC REPORT

2022 and the beginning of 2023 has seen a number of major projects completed or significantly moved on.

Church Lighting (Faculty Ref: 2021-063558)

The Lighting in the church was completely replaced with more energy efficient LED units. These have more sophisticated control and dimming functionality which we and our community church hirers have already been able to exploit to good effect. We achieved this with major grants from the London Community Energy Fund and the Veolia Environmental Trust.

West Façade and Belfries

In 2023, we have done maintenance work to the West Façade and the North and South Belfries to clear plant growth, clear any dangerous loose render from the stonework, fill mortar cracks and repoint where needed, replace a broken belfry louvre, re-mortar loose flashing and other repairs possible within the scope of this major work, including to west apse roof tiles,. A

broken downpipe on the north side of the west apse was relaced also. This work was done with inspection by our architect, Tim Gough.

Storm Eunice Roofing Repairs

Work was carried out at the end of 2022 to repair damaged tiles on the North Nave roof caused by Storm Eunice in Feb 2022.

Drains

Major repair work has taken place to the drain runs on the North, South and West sides of the church to clear blockages and to reseal drains where needed. A mains water leak was repaired in the course of this work outside the crypt gents WC. These works were largely covered by an Insurance claim.

Church Served (Faculty Ref: 2022-075779)

Preparation for an Application for a Faculty for installation of Church Served in the old SW Porch. Awaiting final confirmation of go-ahead from Registrars.

Other minor repairs

- Repairs to LCR gate and section of uphill fence
- Addition of step and weather board to crypt kitchen door (to prevent flooding)
- Replacement of a church heating pump and starter unit

Organ (Faculty Ref 2020-056182)

Completion of Organ works to South Case, Choir Bass Chest and Great Slider Action. This very significant work has included in April 2023:

- Further reduction of hiss from the organ
- Replacement of wooden stop bushes – which were crumbling and general cleaning and smartening of the console
- Properly instating swell box doors and removing old temporary swell louvres
- Easing of west case organ internal door

A bequest has been received from the estate of Robin Purdy towards the next phase of organ restoration works.

Garden

A number of gardening days were organised by Angela Newby. There was an All-Age gardening day in the Autumn. Richard Holdaway has continued to maintain as much as he can and make running repairs to the fences where possible.

2022 and the beginning of 2023 has seen a number of major projects completed or significantly moved on.

Thanks

Many thanks are due to Angela for her work in garden and crypt and to Richard Holdaway for his unceasing work in the garden. To those that have been helping prepare the Church Served plans: Jo Hutton, Mihaela Musat and Angela Newby. And to the grant fund raising team: Fr Steffan and Anthea Eastoe.

David Chapman – Clerk of Works

MUSIC REPORT

We began 2022 with our new Director of Music, James Furniss-Roe in post. Apart from taking on the major task of running the music department, he facilitated a number of recitals which have entertained us on Sunday Lunchtimes. He also directed a Come and Sing performance of Stainer's Crucifixion in Lent 2022.

James was involved in two collaborations with the Streatham Free Film Festival which involved him playing piano for a screening at St Peter's of Koyani (music by Philip Glass) and to provide a musical sound track on the organ for a screening of Nosferato. Both were great opportunities to show that St Peter's can be used successfully for large screen film screenings attracting large and diverse audiences into our beautiful building.

The choir went on tour to Lincoln Cathedral in August 2022. The week was led by James Furniss-Roe and was a great success. The choir were delighted to see some familiar faces in the stalls from St Peter's during the week.

Unfortunately, James Furniss-Roe decided to leave post in January 2023 because of pressure from his main day-job. David Chapman has stepped in as Acting Director of Music whilst decisions regarding succession are organised.

The choir sang evensong in St Paul's Cathedral in February 2023 under the direction of Thomas Chapman. David Chapman organised a Youth Choir recruitment exercise in March 2023. As a result, we have a number of new Youth and Pop-Up Choir recruits.

The choir will go on tour to Durham Cathedral in August 2023.

As Acting Director of Music, I must thank the Youth and Adult choir members and the Youth and Pop-Up Choir parents for all of their commitment and energy for this important aspect of the life of St Peter's. Also, many thanks are due to the congregation members and PCC who give so much support and kind and important feedback, and to Fr Steffan and Fr Ben who constantly buoy us in our act of service.

David Chapman – Acting Director of Music

SERVERS' REPORT



Serving, as the Dean of Southwark reminded us at the Diocesan Servers' Festival recently, is a ministry! It is a joy! St. Peter's Serving Team is a friendly and adaptable group who assist with the main 10:30 mass on Sundays, at weekday evening services, Evensong & Benediction and special services like the Easter Vigil.

We are always keen to hear from anyone interested in serving (or from those who have children who might be interested). Please speak to any of the adult servers after mass – we're easy to spot!

Thank you to the entire team - Sharon, Alice, Mark, Ben, James, Sonia, Brian, Duncan, Luca, Emira, Zhara, Henry, Axel & Imogen - for serving with such skill and good humour. I am delighted that we have added new servers to our number this year, both adults and children.

We had an excellent training & pizza morning this year and the servers did a fantastic job when we were visited recently by Bishop Christopher.

Christmas, Holy Week & Easter services were all very special and beautifully served: I had super feedback from both clergy and visitors as well as from the regular congregation who I thank for your continued support and encouragement.



Anthea Eastoe – on behalf of the Serving Team

CHILDREN'S CHURCH REPORT

Children's Church (formerly known as Sunday School), for children aged 3-12 years, meets most Sundays in term time. Children are encouraged to join the teachers (Hilary, Mihaela and myself) at the beginning of Mass and go to the Parish Room where the lessons are based on the day's Gospel, Festival, Holy Day or the Sacraments. Age-appropriate colouring pictures, word searches and puzzles which reaffirm the lesson are given to the children and they often bring a clutch of these to complete back into church when they re-join their parents/carers at the Offertory. Periodically, Frs Steffan and Ben organise an all-age service where children remain in church for the whole of the Mass and Fr Ben has led some enjoyable sessions using the outdoor space as a resource. Good Friday Workshop, Gardening Day and Christmas Eve have been occasions when we have supplied activities for expanded numbers of children who attend in response to publicity.

Jo Hutton (on behalf of the Children's Church team)

SCHOOL VISITS

We are pleased that school visit requests have been resumed after a period of Covid lockdown. Julian's School asked us to host five Year 2 classes in December, each class to have a visit of approximately 45 minutes. Our usual programme includes a brief history of St Peter's, a walk around the church to point out objects of interest, and a chance to do some artwork. Frs Steffan and Ben now join Mihaela and myself and show our young visitors objects used in the Mass and explain their significance. If the school parties arrive later than their designated time, we cannot thoroughly complete the programme in the time allotted.

Welcoming some classes from Dunraven in March, we gave children cards and pictures to take away but were still pushed for time, as they came late and we had to rush the visits.

Jo Hutton (on behalf of the School Visits team)

COMMUNICATIONS REPORT

The St Peter's Review

In 2022, I produced five St Peter's Reviews not at the time realising that the Advent & Christmas Magazine would need to be my last. The need to retake over the Acting Director of Music role from January has meant there really isn't enough time to put together a parish magazine too.

I have produced 89 editions of the St Peter's Review since I took it on from Gordon Farley in 2003. It is time for a new editorial team!

I must continue to thank all of you that contributed to, read and commented on the St Peter's Review during that time. Without the content, readers and feedback there would be no point! Having seen the general standard of church magazines when visiting churches up and down the country, I know that we can be very proud of the magazine tradition we have and I very much hope some people may be willing to step forwards to find a way of restarting it – in whatever way they feel is best.

The Church Website

I continue to manage the church website. It is a very popular way for people to find out what is going on at St Peter's and is, of course, taken for granted as the go-to place to check on a number of aspects of our church life.

Fr Steffan and Fr Ben have access and maintain some of the Worship page entries and also post documents for distribution onto the site.

I would urge everyone to remember the website when you are organising an event, and don't hesitate to let me have details (even vague ones at first) so that we can start raising awareness of the event and get it onto the website calendar.

Also, if you are responsible for an organisation: Servers, Flowers, Children's Church, Church and Crypt Users, PCC, etc, etc, do please provide some content that we can put onto a page to show that you exist. Up-to-date photos always help on the website of course!

And last, but far from least – please provide feedback so that we can improve our website.

website@stpeters-streatham.org comes to me.

David Chapman – Editor of St Peter's Review/Webmaster/Communications Officer

DEANERY SYNOD REPORT

Due to two unexpected cancellations due to illness and calendar clashes with parish activities, synod only met formally once in 2022.

Synod met at Emmanuel Church West Dulwich in November to discuss issues of mental health and parish ministry. Rev Cathy Wiles, who had served as a mental health chaplain in the NHS, and Rev Andrew Wilson, a retired mental health nurse and Chair of the Croydon mental

health charity APCMH, addressed Synod on some of their experience of supporting those with challenging mental health situations in parish ministry. There was a particular theme of building safe communities where individuals could be heard and where there was an openness to sharing issues around mental health, as well as a recognition that all of us are likely to experience some form of challenging mental health in our lives.

We held our annual deanery Ascension Day service at All Saints West Dulwich. The combined choirs of All Saints, St Peter's and St Leonard's led the musical worship beautifully and our speakers were from L'Arche London, with an inspiring sermon from two members of the L'Arche London community with whom All Saints has very close connections.

As I write, Synod met for its final meeting of the triennium, with a fascinating evening visit to the West Norwood Cemetery, with Synod meeting in the Crematorium Chapel with a focus on death and dying. Hosted generously by Kim Hart of Lambeth Amenity Team we were served wine and cheese, heard a little about the fascinating history of the cemetery, including a short video of the unique Gothic Catacombs, and then used the Church of England's new GraveTalk material to open up a conversation around death and dying.

source: **Revd Jonathan Croucher (Area Dean)**

CHAIRMAN'S REPORT

In a Gospel reading we heard at Mass, we hear Jesus tell his disciples that, after his resurrection, they will soon no longer see him, but they are not alone: 'I will not leave you orphaned; I am coming to you.' That same Spirit, which we will celebrate shortly at Pentecost in the life of the church, journeys with us at St Peter's, forming our hearts and minds in service of God and one another. Holding the APCM slightly later, as we begin to look towards Pentecost, opens our eyes and hearts that all we do together is not in our own power or wisdom, but in God, in the Son, through the Spirit, to the Father.

It's been a busy year: work and launch of our Mission Action Plan; the arrival of Fr Ben as curate; settling into a new routine post-Covid; our lighting project completed; growth in our Sunday attendance; finances stabilising; and some big world events, not least the death of Queen Elizabeth II, and Coronation of King Charles, both international events that were marked at St Peter's with special services and prayers; and our three month project with local asylum seekers where we fed hundreds of people.

Stepping back and looking at the big picture, I think we can speak of 2020-2022 at St Peter's as a period of re-emerging from Covid and stabilising. In mid-2020, it wasn't unusual, over the three Sunday services, to have a total of maybe 40 people. We are now often looking at an average across the three Sunday services of 100+.

Many churches have simply not recovered from Covid. It's not just that it has taken a long time for people to come back, but that, in many places, they never came back. And so, in a very real sense, our attendance here can be looked at as quite significant growth. Mothering Sunday 2023 was a good example of this: the first time on a 'normal Sunday', outside of Christmas or Easter or Confirmations, at which we have had over 100 at the 10.30am. And increased attendance brought about through works of Mission, particularly that Sunday, new families attending through the pop-up children's choir earlier in the year.

Numbers, however, are not a real measure of the church. They can be one indicator of health among many, but real growth as a church is about depth of our faith and witness, not simply how many bums we get on seats. It has been a particular privilege over this past year to see people grow in their roles at St Peter's, to see the support and fellowship between people grow, and to simply spend time being together. I have a strong sense that we are growing together in faith, hope and love. There has of course been some sadness. We have lost dear members of the congregation, and of course were all shocked by Fr Peter Andrews' sudden

death so soon after retiring. But we weather these things together, in and through the mercy of God.

The future: if 2020-2023 has been a period of recovering and stabilising, these next three years can, and I believe will, be a time of growth. We are restructuring our music to focus on music as a form of outreach and mission. We will be in the next few weeks launching a toddler church, engaging with families in the area. We are making some significant steps towards making St Peter's a welcoming, accessible, and hospitable space. We also have some very exciting moments approaching: not least, Fr Ben's ordination as priest in July, and experiencing his ministry among us in a new way.

Part of being a parish priest means some work outside of the parish for the wider church. In 2022 I have stepped down as a school governor in my old parish, as the distance and time meant not being able to commit as fully I would like. I continue in the area as Treasurer of Faiths Together in Lambeth, working to bring greater understanding and respect between members of different faith communities. I enjoy – and am glad to be invited – to different churches to speak about the Old Testament, and, as well as doing some teaching for trainee priests at a college, now teach the final year curates in our Diocese's bible study. I also continue as an Area Director of Ordinands, working with and helping the selection of future priests. I have also, at the Bishop's invitation, become a trustee of the Magdalen Hospital Trust, which makes grants to charities, using the investment of the old Magdalen Hospital in Streatham. If the stars align, I should hopefully take a short sabbatical in 2024 or 2025, which should allow me to do some writing.

We of course continue to face some great challenges. The Church of England does face some challenges ahead: debates and decisions about human sexuality and same-sex relationships face the church with some new challenges about how to keep our unity, and may well over the next year or two see some structural changes to how the Church of England is organised, to give space for people of different convictions to remain and flourish. Despite the challenges, General Synod's decision to allow churches to offer prayers of blessing after a Civil Partnership or Same Sex Marriage does allow new ways for the church to minister and reach out to communities who have often felt excluded or side-lined. The church in the UK and Europe continues to battle with societal changes, declining attendance, and perhaps a hostility to faith in public life; despite this, however, there are continual good news stories of churches thriving, serving, bridging divides and barriers. Whatever changes society brings, the Church is, whatever season we are in, the Body of Christ and nothing can undo this.

In wider society, war in Europe crawls on. The promised reversal of the Cost-of-Living crisis has not materialised. There are some worrying trends nationally and internationally. We must be ready to face these challenges, heeding to Jesus' teaching and following his example, that all people, in whatever situation they find themselves in, may know Christ.

Fr Steffan – Parish Priest

Accounts

TREASURER'S REPORT AND ANNUAL ACCOUNTS FOR 2021

The layout of the figures has been changed on page one in two respects: I have included the pre-pandemic 2019 Receipts and Payments to give a true picture of our financial position at the end of 2021, and I have moved the CCLA Deposit Fund from a Restricted to a General Fund.

Regarding **Receipts**, Regular Income has dropped markedly over the past two years with several Standing Orders stopping for various reasons, but most especially in Unplanned Giving (loose change weekly collections). However, the card reader raised nearly £1,000 which makes it a welcome addition to the giving options available.

Fees have bounced back from the 2020 low with a number of banns being read in the summer.

Fund raising income remains low as we have not had our large-scale Christmas raffle for the past two years.

Crypt Hire income has been picking up in the last few months of 2021, but still falls a long way short of the 2019 income.

Church Hire income has included more than £500 from the *Church of Christ* who decamped from St Margaret the Queen when their heating system failed.

I have been more assiduous in reclaiming VAT over the past two years.

Concerning **Payments**, the Parish Pledge to the Diocese has been paid in full and on time.

Repairs (and building maintenance) was substantially higher in 2021 mainly because of the cost of a long overdue electrical inspection (£2,800 + VAT) and the refitting of outside lighting on the north side of church (£2,000+). We are able to reclaim VAT for amounts over £100.

Utilities costs have dropped since 2019 with more favourable fixed price contracts for both gas and electricity.

The **CCLA Deposit Fund** in early years was designated as the Fabric Reserve Fund intended for the upkeep of the building, and so treated as a Restricted Fund. However, in the past two years we have had to draw very heavily on these reserves for general running costs, and so must now regard this as a General Fund.

The **Sacristy Fund** has had the amount paid from the General Fund for sacristy costs in 2020 and 2021 (totalling £3,426.65) transferred across, but an adjustment was made to increase the Sacristy Fund to the correct figure of £6,889.07 (prior to the above transfer).

Unfortunately, I miscalculated this, hence the movement to-and-from these accounts at the end of December.

As noted each year, the **Charity Fund** Receipts and Payments refer to banking within the year January-December. Monies which were collected and paid straight to charities, such as the Romanian Orphanage, are therefore not included in these figures.

The figures for the **Organ** and **Choir Funds** are noted in detail and so do not need further comment.

As noted above, our finances took a big hit over the past two years, but things are starting to pick up in Crypt and Church Hire. We do need to address the matter of reduced congregational giving with a Stewardship Sunday later in the year.

Our biggest financial cushion is our CCLA holdings, the Investment and Property Funds, and their dividend payments. We will be selling shares to fund major projects this year – most notably the new lighting in church but we will still have sufficient reserves to continue to be financially viable.

Simon Launchbury
(Treasurer)

ST PETER'S CHURCH, STREATHAM

The Members
St Peter's Church
Leigham Court Road
London
SW16 2SD

ACCOUNTS FOR THE YEAR ENDING 31/12/2021

On behalf of the PCC, I present the Accounts for the year ending 31 December 2021.


Simon Launchbury
Treasurer to the Parochial Church Council
3 Dodbrooke Road, London SE27 0PF

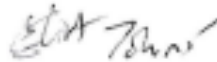
INDEPENDENT EXAMINER'S STATEMENT

I have reviewed the accounts for the year ending 31 December 2021. The review has included a study of the ledgers, bank statements, payments by bank or cash with the relevant vouchers, service collections, other payments to the bank, together with the vouchers. I have verified the balances.

The review has included payments to and from the Restricted Funds.

The minutes and papers of the PCC and the Buildings and Finance Committee, including the Treasurer's reports, were available for inspection on request.

I confirm that the PCC accounts are an accurate reflection of the financial position as at 31 December 2021. There are no matters which have come to light during my review which should be reported to the Members of Church Council.



Eliot Johns, Nunhead, SE15

APPROVED BY THE PAROCHIAL CHURCH COUNCIL ON 28 Mar 2022



Fr Steffan Matthias, Chairman

St. Peter's Church, Streatham
Financial Statement at 31-12-2021
Receipts and Payments Account

	2019	2020	2021
	£	£	£
General Fund			
Receipts			
<u>Regular Income</u>			
Planned	37,476.06	33,856.91	32,773.83
Unplanned	7,305.90	1,722.75	2,371.30
Card Reader Donations	0.00	778.29	949.40
Income Tax Recovered	11,406.68	6,593.66	8,582.33
	<u>56,188.64</u>	<u>42,951.61</u>	<u>44,676.86</u>
<u>Other Income</u>			
Donations (excluding below)	3,570.42	4,995.30	4,405.21
Fr Steffan's welcomegift	0.00	845.00	0.00
Bequests	500.00	0.00	700.00
Grants	0.00	500.00	614.00
Fees	1,734.00	294.00	1,871.00
Candles	0.00	0.00	80.00
	<u>5,804.42</u>	<u>6,634.30</u>	<u>7,670.21</u>
<u>Events & Activities</u>			
Crypt Hire	22,238.30	9,266.25	11,157.00
Fund Raising Events	1,569.36	294.50	575.00
Church Hire	2,400.00	275.00	2,044.00
Sale of Magazine& Books	45.00	215.00	48.30
	<u>26,252.66</u>	<u>10,050.75</u>	<u>13,824.30</u>
<u>Other</u>			
Insurance Claims	50.00	130.00	0.00
Bank Interest	11.24	12.02	0.90
VAT refund	0.00	665.96	798.04
	<u>61.24</u>	<u>807.98</u>	<u>798.94</u>
Total General Fund Receipts	88,806.96	60,444.64	66,970.31
Transfer from Sacristy Fund	8,000.00	0.00	3,676.65
Transfer from CCLA	9,550.00	30,000.00	32,800.00
	<u>106,356.96</u>	<u>90,444.64</u>	<u>103,446.96</u>
Payments			
Diocesan Assessment/ Pledge	56,156.00	56,715.00	56,998.00
Clergy expenses	1,488.59	484.45	454.24
Repairs etc	9,972.04	3,447.68	9,487.02
Repairs against insurance claim	0.00	0.00	0.00
Church Insurance	9,926.66	10,113.74	8,597.04
Utilities	9,035.57	6,720.15	7,999.61
Music	9,311.25	4,149.66	7,203.10
Sacristy	3,358.78	1,767.89	1,658.76
Printing & Copying	1,909.72	2,374.06	1,707.13
Crypt maintenance	2,666.12	5,036.30	2,492.24
Parish Admin	1,661.14	2,118.80	619.12
Magazine & Bookstall	0.00	0.00	0.00
Fund Raising expenses	361.08	400.00	0.00
Transfer to Sacristy Fund	0.00	0.00	1,251.25
General Fund Payments	105,846.95	93,327.73	95,965.01
CCLA Deposit Fund			
Receipts			
Interest		103.07	7.14
Investment income		15,257.17	15,522.14
		<u>15,360.24</u>	<u>15,529.28</u>
Payments			
Trans to General Fund		30,000.00	32,800.00
CCLA Deposit Fund Surplus/ Deficit		-14,639.76	-17,270.72
General Fund Surplus Surplus/Deficit	510.01	-2,883.09	7,481.95

	2020	2021
<u>Restricted Funds</u>	£	£
The Business Premium Account		
<u>Sacristy Fund</u>		
Receipts		
Interest	4.60	0.60
Trans from Current Acc	0.00	1,251.25
	4.60	1,251.85
Payments		
Trans to Current Acc	0.00	3,676.65
	0.00	3,676.65
<u>Charities Fund</u>		
Receipts	1,041.00	1,161.50
Payments	1,915.00	1,354.50
Charities Surp / Deficit	-874.00	-193.00
<u>Choir: Music Robes & Travel Fund</u>		
Receipts		
Cathedral Trip subs	1,318.00	0.00
GA donations	75.00	0.00
Non-GA donations	0.00	50.00
Interest	11.27	9.27
Scholarship	430.00	445.00
Tax Reclaim	127.50	56.25
Concerts	56.62	62.83
Other Donations	0.00	0.00
	2,018.39	623.35
Payments		
Cathedral trip expenses	692.00	0.00
Stationery	0.00	0.00
Music & Robes	106.95	408.02
Concert expenses	0.00	0.00
Additional Singers	0.00	0.00
Scholarship	0.00	857.00
Other expenses	0.00	0.00
	798.95	1,265.02
Choir Fund Surplus/ Deficit	1,219.44	-641.67
<u>Organ Fund</u>		
Receipts		
Gift Aid Donations	512.00	715.00
Interest	22.01	17.15
Grant	0.00	0.00
Other Donations	235.00	316.00
Tax Recovered	263.16	93.75
VAT refund	0.00	1,753.11
Concerts & Fund Raising	441.26	612.30
	1,473.43	3,507.31
Payments		
Recitals, Concerts & Fund Raising	0.00	100.00
Organ Works	0.00	10,518.66
	0.00	10,618.66
Organ Fund Surplus/ Deficit	1,473.43	-7,111.35

St. Peter's Church, Streatham

Financial Statement at 31-12-2021

Receipts

General Funds	PCC	66,970.31
Less Tax recoverable Q4 2021		-2,420.52
Plus Tax Q4 2020		2,118.59
Less Gen Fund Cheques		2,427.84
Less Tax Reclaim for Organ & Choir Funds		-150.00
Transfer from CCLA		32,800.00
CCLA Deposit Fund		15,529.28
General Funds Subtotal		101,746.22
Restricted Funds	BPA	1,251.85
	Cha	1,161.50
	Choir	623.35
	Organ	3,507.31
Restricted Funds Subtotal		6,544.01
Total Receipts		108,290.23

Summary

Statutory total	2020	2021
Receipts	110,649.24	108,290.23
Payments	126,041.68	145,679.84
Surplus/Deficit	-15,392.44	-37,389.61
Total Non Restricted	-2,576.15	-27,018.79
Restricted Funds	-12,816.29	-10,370.82
Total	-15,392.44	-37,389.61

Statement of Assets and Liabilities

	2020			2021		
Monetary Assets	General	Restricted	Total	General	Restricted	Total
PCC Current Account (Barclays)	500.00		500.00	500.00		500.00
PCC Deposit Account (Barclays)	8,881.16		8,881.16	6,217.11		6,217.11
CCLA Deposit Fund	22,047.71		22,047.71	4,776.99		4,776.99
BPA: Sacristy Fund		5,887.82	5,887.82		3,463.02	3,463.02
Choir Funds Account		11,337.76	11,337.76		10,696.09	10,696.09
Organ Fund Account		22,427.94	22,427.94		15,316.59	15,316.59
Charities Account		558.64	558.64		365.64	365.64
Total cash	9,381.16	62,259.87	71,641.03	11,494.10	29,841.34	41,335.44
General Funds						
Barclays Accounts	9,381.16		9,381.16	6,717.11		6,717.11
CCLA Deposit Fund	22,047.71		9,381.16	4,776.99		4,776.99
Restricted Funds						
BPA: Sacristy Fund		5,879.86	5,879.86		3,463.02	3,463.02
Choir Fund		11,337.76	11,337.76		10,696.09	10,696.09
Organ		22,427.94	22,427.94		15,316.59	15,316.59
Charities		558.64	558.64		365.64	365.64
Total Funds	9,381.16	62,259.87	71,641.03	11,494.10	29,841.34	41,335.44

Payments

General Fund:	Barclays	95,965.01
	CCLA Fund	32,800.00
General Funds Subtotal		128,765.01
Restricted Funds:	BPA	3,676.65
	Cha	1,354.50
	Choir	1,265.02
	Organ	10,618.66
Restricted Funds Subtotal		16,914.83
Total Payments		145,679.84

Cheques to be presented

General Fund	103897	£43.50
	103911	£12.14
	103912	£1,123.20
	103913	£100.00
	103914	£504.00
	103915	£504.00
	103916	£66.32
General Fund Total		2,286.84
Charities Acc	100371	141.00
Total Cheques		2,427.84

Notes:

Other Assets.

2021

<u>Investments with CCLA</u>	637051001P	107,331.06	bid market price	105,668.86
	637051001S	429,163.85	bid market price	428,588.41
		<u>536,494.91</u>		<u>534,257.27</u>

Inland Revenue tax reclaims

All reclaims lodged have been settled.

It is estimated that the reclaim due for Q4 will amount to

2,420.52

Liabilities

2021

Sundry cheques awaiting presentation

2,427.84

Machine Rental Agreement

In March 2020 the PCC entered into a three year photocopier rental contract with rank Xerox at an annual rate of £630.00 plus copying charged.

Annual Parish Pledge Due

57,568.00

Accounts

TREASURER'S REPORT & ACCOUNTS

2020

The Covid 19 pandemic of 2020 had a severe effect on our finances, and we had to dig deeply into our reserves to keep going. However, with our investments held by the CCLA, we were able to keep our head above water.

Receipts to our **General Fund** (which represent our everyday income and outgoings) dropped markedly, most noticeably in Crypt Hire income, and, to a lesser extent, Church Hire income (2019 showing an unusually high figure in the latter category because the Streatham Choral Society hired the church for two concerts which brought in £1,025), but also giving to the church dropped which rebounded on our Gift Aid Tax Refund income. Most of the Planned Giving receipts are from monthly Standing Orders, but also include giving through the envelope scheme, and, with long periods of closure over the year, some of this money has not been received. Also, while up to £8,000 of loose (cash) giving can be put against Gift Aid Tax Refund, again such giving has been seriously reduced because of the closure of the church.

Our annual pledge to the Diocese had been agreed in 2019 to be £56,715, and with the drop in our receipts it was asked if this could be reduced, but we were told that this was not possible. The payment to the Diocese was duly paid in full and on time.

Clergy expenses reflect the interregnum where most clergy cover was gratis.

Other than regular maintenance, such as clearing gutters and servicing the heating boilers, there has been no major restoration work carried out on the church, with no emergency repairs (such as leaking roofs) drawing on funds.

Some small benefits from the closure of the church have been the reduction in utility bills, music costs (with no Director of Music's stipend to pay), and sacristy costs. Printing costs however, are up, as we now print weekly service leaflets having moved away from the Pope John Missal.

Admin Costs include the £800 cost for advertising for a new priest – an expense I trust you whole-heartedly support!

Crypt Expenses includes a little over £2,000 for the cost of replacing the boiler which was well overdue.

The **Business Savings Account** is made up of three funds:

The Building Development Fund*
The Vicar and Wardens' Fund*
The Sacristy Fund

It was agreed by the PCC at its meeting in September 2020 that the two (*somewhat archaic funds) should be incorporated into the General Fund, and that £1,001.25 be transferred from the General Fund to this account (henceforth to be re-designated the **Sacristy Fund**) to adjust the residue of the original £20,000 bequest from Barbara Smith.

The **Charity Fund Receipts and Payments** refer to banking within 2020.

There was little movement within the **Choir and Organ Funds** as there was no choir tour in 2020, and no restoration work was carried out on the organ. However, thanks are due to choir members who, as part of their 'virtual' choir tour made donations to St Peter's reflecting what they would have been paying had they been going to Durham as planned.

The **CCLA Investment Dividends** which are paid into the **Deposit Fund** have been our life-line in this past year, and in July 2020 it was necessary to transfer £30,000 from the Deposit

Fund to the church General Fund (and, although not shown in these figures, a further £15,000 was transferred to General Funds in January 2021). However, our invested funds have not been touched, and these, despite fluctuations in the market, brought in £15,250 in dividends over 2020.

With our investments, St Peter's is in a better financial position than many churches, and, with the reduction in Covid restrictions, we may hope for a resumption of Crypt Hire fees and fund-raising income comparable with 2019. However, we cannot be complacent, as St Peter's is an old building requiring expensive maintenance and we have plans for extensive refurbishment such as improving the lighting.

As has been said in previous years, thanks are due to those who have assisted the Treasurer in the smooth running of this important work. As mentioned in the Church Wardens' Report, Anthea Eastoe stepped down as Treasurer in July 2020, and thanks are due to her for her two years in this office. Catherine Chapman continues to offer great assistance by processing the Gift Aid Tax Refund claims as well as overseeing the Choir and Organ Funds and also processing reclaims of VAT. Thanks continue to be due to Jo Hutton and Winston Trotman, and to the various members of the congregation who have assisted with counting the collection after Mass on Sunday, and, of course, thanks is due to all who give so generously to St Peter's.

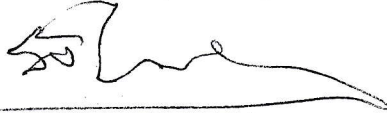
Simon Launchbury – Treasurer

ST PETER'S CHURCH, STREATHAM

The Members
St Peter's Church
Leigham Court Road
London
SW16 2SD

ACCOUNTS FOR THE YEAR ENDING 31/12/2020

On behalf of the PCC, I present the Accounts for the year ending 31 December 2020.



Simon Launchbury
Treasurer to the Parochial Church Council
3 Dodbrooke Road, London SE27 0PF

INDEPENDENT EXAMINER'S STATEMENT

I have reviewed the accounts for the year ending 31 December 2020. The review has included a study of the ledgers, bank statements, payments by bank or cash with the relevant vouchers, service collections, other payments to the bank, together with the vouchers. I have verified the balances.

The review has included payments to and from the Restricted Funds.

The minutes and papers of the PCC and the Buildings and Finance Committee, including the Treasurer's reports, were available for inspection on request.

I confirm that the PCC accounts are an accurate reflection of the financial position as at 31 December 2020. There are no matters which have come to light during my review which should be reported to the Members of Church Council.

 24.3.21

Caroline Johns, 60 Chestnut Rd West Norwood, SE27 9LE

APPROVED BY THE PAROCHIAL CHURCH COUNCIL ON 7 April 2021



Fr Steffan Matthias, Chairman

St. Peter's Church, Streatham
Financial Statement at 31-12-2020
Receipts and Payments Account

	2019	2020
General Fund	£	£
Receipts		
<u>Regular Income</u>		
Planned	37,476.06	33,856.91
Unplanned	7,305.90	1,722.75
Income Tax Recovered	11,406.68	6,497.41
Income Tax Recovered on Fr Steffan Gift	0.00	96.25
	<u>56,188.64</u>	<u>42,173.32</u>
<u>Other Income</u>		
Donations (excluding below)	4,070.42	4,995.30
Fr Steffan's Welcome Gift.	0.00	845.00
Bequests	500.00	0.00
Grants	0.00	500.00
Fees	1,734.00	294.00
Candles	0.00	0.00
	<u>6,304.42</u>	<u>6,634.30</u>
<u>Events & Activities</u>		
Crypt Hire	22,238.30	9,266.25
Fund Raising Events	1,569.36	294.50
Church Hire	2,400.00	275.00
Sale of Magazine& Books	45.00	215.00
	<u>26,252.66</u>	<u>10,050.75</u>
<u>Other</u>		
Insurance Claims	50.00	130.00
Bank Interest	11.24	11.60
VAT refund on boiler work	0.00	665.96
	<u>61.24</u>	<u>807.56</u>
Total General Fund Receipts	88,806.96	59,665.93
Transfer from BRF	8,000.00	0.00
Transfer from CCLA	9,550.00	30,000.00
	96,806.96	89,665.93
Payments		
Diocesan Assessment/ Pledge	56,156.00	56,715.00
Clergy expenses	1,488.59	484.45
Repairs etc	9,972.04	3,447.68
Repairs against insurance claim	0.00	0.00
Church Insurance	9,926.66	10,113.74
Utilities	9,035.57	6,720.15
Music	9,311.25	4,149.66
Sacristy	3,358.78	1,767.89
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Crypt maintenance	2,666.12	5,036.30
Parish Admin	1,661.14	2,118.80
Magazine & Bookstall	0.00	0.00
Fund Raising expenses	361.08	400.00
General Fund Payments	105,846.95	93,327.73
General Fund Surplus Surplus/Deficit	-9,039.99	-3,661.80

Restricted Funds	£	2019	£	2020
<u>Business Premium Account</u>				
Receipts				
Bank Interest		16.23		4.60
Transfer from Current Acc		10,000.00		0.00
		<u>10,016.23</u>		<u>4.60</u>
Payments				
Transfer to Current Acc		7,500.00		0.00
		<u>7,500.00</u>		<u>0.00</u>
<u>BDF Surplus / Deficit</u>		2,516.23		4.60

The Business Premium Account is made up of:				
<u>Building Development Fund</u>				
Receipts				
Interest		24.64		4.60
Transfers from Current Acc		0.00		0.00
Trans from Sacristy Fund		1,931.80		0.00
		<u>1,956.44</u>		<u>4.60</u>
Payments				
Transfers to Current Acc		8,000.00		0.00
		<u>8,000.00</u>		<u>0.00</u>
<u>Vicar's and Wardens' Fund</u>				
Receipts				
		0.00		0.00
		<u>0.00</u>		<u>0.00</u>
Payments				
		0.00		0.00
		<u>0.00</u>		<u>0.00</u>
<u>Sacristy Fund</u>				
Receipts				
		0.00		0.00
		<u>0.00</u>		<u>0.00</u>
Payments				
Trans to Building Development Fund		1,931.80		0.00
		<u>1,931.80</u>		<u>0.00</u>

<u>Charities Fund</u>	2019	2020
Receipts	2,923.00	1,041.00
Payments	2,965.50	1,915.00
Charities Surp / Deficit	<u>-42.50</u>	<u>-874.00</u>

<u>Fabric Reserve Fund (CCLA)</u>		
Receipts		
Interest	259.36	103.07
Investment income	15,604.38	15,257.17
	<u>15,863.74</u>	<u>15,360.24</u>
Payments		
Investments	0.00	0.00
Trans to General Fund	9,550.00	30,000.00
	<u>9,550.00</u>	<u>30,000.00</u>
Fabric Reserve Fund Surplus/ Deficit	6,313.74	-14,639.76

Choir: Music Robes & Travel Fund

	2019	2020
Receipts		
Cathedral Trip subs	8,618.00	1,318.00
GA donations	100.00	75.00
Non-GA donations	0.00	0.00
Interest	11.93	11.27
Scholarship	690.00	430.00
Tax Reclaim	309.68	127.50
Concerts	0.00	56.62
Other Donations	37.49	0.00
	9,767.10	2,018.39
Payments		
Cathedral trip expenses	8,250.94	692.00
Stationery	0.00	0.00
Music & Robes	404.62	106.95
Concert expenses	0.00	0.00
Additional Singers	0.00	0.00
Scholarship	1,323.00	0.00
Other expenses	0.00	0.00
	9,978.56	798.95
Choir Fund Surplus/ Deficit	-211.46	1,219.44

Organ Fund**Receipts**

Gift Aid Donations	580.00	512.00
Interest	23.40	22.01
Grant	0.00	0.00
Other Donations	421.00	235.00
Tax Recovered	347.10	263.16
VAT refund	2,296.04	0.00
Concerts & Fund Raising	935.73	441.26
Other Fund Raising	0.00	0.00
	4,603.27	1,473.43

Payments

Recitals, Concerts & Fund Raising	0.00	0.00
Additional Singers	0.00	0.00
Organ Works	13,776.24	0.00
	13,776.24	0.00

Organ Fund Surplus/ Deficit	-9,172.97	1,473.43
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Receipts		
General Funds	PCC	59,665.93
Less Tax recoverable Q4 2019		-2,421.80
Plus Tax Q4 2020		2,118.59
Less Gen Fund Cheques		1,779.52
Less Tax Reclaim for Organ & Choir Funds		-390.66
Transfer from CCLA		30,000.00
General Funds Subtotal		90,751.58
Restricted Funds	BPA	4.60
	Fab	15,360.24
	Cha	1,041.00
	Choir	2,018.39
	Organ	1,473.43
Restricted Funds Subtotal		19,897.66
Total Receipts		110,649.24

Payments		
General Funds	PCC	93,327.73
General Funds Subtotal		93,327.73
Restricted Funds	BPA	0.00
	Fab. Res Fund	30,000.00
	Cha	1,915.00
	Choir	798.95
	Organ	0.00
Restricted Funds Subtotal		32,713.95
Total Payments		126,041.68

Cheques to be presented		
General Fund	103816	289.56
	103822	85.00
	103825	528.00
	103834	164.56
	103835	712.40
General Fund Total		1,779.52

Summary

Statutory total	2019	2020
Receipts	116,320.98	110,649.24
Payments	133,011.78	126,041.68
Surplus/Deficit	-16,690.80	-15,392.44
Total Non Restricted	-10,037.40	-2,576.15
Restricted Funds	-6,653.40	-12,816.29
Total	-16,690.80	-15,392.44

Statement of Assets and Liabilities

	2019			2020		
Monetary Assets	General	Restricted	Total	General	Restricted	Total
PCC Current Account	500.00		500.00	500.00		500.00
PCC Deposit Account	9,405.86		9,405.86	8,881.16		8,881.16
Business Premium Account (BPA)		5,883.22	5,883.22		5,887.82	5,887.82
Choir Funds Account		8,967.58	8,967.58		11,337.76	11,337.76
Organ Fund Account		27,019.70	27,019.70		22,427.94	22,427.94
Charities Account		867.44	867.44		558.64	558.64
Fabric Reserve (CCLA) Account		23,144.02	23,144.02		22,047.71	22,047.71
Total cash	9,905.86	65,881.96	75,787.82	9,381.16	62,259.87	71,641.03
General Funds	9,905.86		9,905.86	9,381.16		9,381.16
Restricted Funds (made up of):						
BPA: Building Development		-2,335.81	-2,335.81		-2,331.21	-2,331.21
BPA: Vicar's and Churchwardens		1,330.92	1,330.92		1,330.92	1,330.92
BPA: Sacristy and Ceremonial		6,888.11	6,888.11		6,888.11	6,888.11
Choir Fund		8,967.58	8,967.58		11,337.76	11,337.76
Organ		27,019.70	27,019.70		22,427.94	22,427.94
Charities		867.44	867.44		558.64	558.64
Fabric Reserve		23,144.02	23,144.02		22,047.71	22,047.71
Total Funds	9,905.86	65,881.96	75,787.82	9,381.16	62,259.87	71,641.03

Notes:

Other Assets.**2020**

Investments with CCLA 469,385.45 (bid market value: £467,189.72)

Inland Revenue tax reclaims

All reclaims lodged have been settled.
It is estimated that the reclaim due for Q4 will amount to

2,118.59

Liabilities**2020**

Sundry cheques awaiting presentation 1,779.52

Machine Rental Agreement

In March 2020 the PCC entered into a three year photocopier rental contract with rank Xerox at an annual rate of £630.00 plus copying charged.

Annual Parish Pledge Due 56,998.00