



THE PARISH OF ST PETER AND ST PAUL BATTERSEA
Diocese of Southwark

Charity Registration no. 1140137

Annual Report & Accounts
31 December 2021

Simply Churches
Chartered Accountants
17 Heathville Road
London N19 3AL

THE PARISH OF ST PETER AND ST PAUL BATTERSEA

Legal and Administrative Information For the year ended 31 December 2021

Charity Name	The Parish of Battersea, St Peter and St Paul.	
Principal Address	23 Plough Road, London SW11 2DE.	
Charity Registration	1140137. The PCC was registered with the Charity Commission on 1 February 2011.	
Governing Document	Parochial Church Council Powers Measure (1956) as amended and Church Representation Rules.	
Objectives	St Peter & St Paul's PCC has the responsibility of cooperating with the Incumbent of St Peter's, the Revd Patrick Malone, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social and ecumenical. It also has maintenance responsibilities for the St Peter's Centre on Winstanley Road.	
Members of the PCC	PCC members who served during 2021 or were serving at the date this report was approved were:	
Clergy	The Revd Patrick Malone (Vicar)	
Wardens	Ms Clare Lyons (until April 2021) Ms Didi Wilson (until April 2021) Dr Ken Checinski (from April 2021) Ms Funmi Kola-Okeowo (from April 2021)	
Deanery Synod Representative	Mr Peter Wolstenholme	
Elected or Co-opted Members	Mrs Violet Simpson Dr Wendy Maull Ms Verona Smith Mrs Ade Osunde Mrs Daphne Curate	Mrs Verah Gondwe Mr Pete Bacon (until October 2021) Mr Ashwini Alexander (from Oct 2021) Ms Alba Lajaz Mr Pino Amartiefo
Key Management Personnel	Those in charge of planning, directing, controlling, running and operating the Charity, including those members of staff who are the senior management personnel to whom the PCC has delegated significant authority or responsibility in the day-to-day running of the charity, are the Vicar, members of the Standing Committee and the Operations Manager.	
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill, West Malling Kent ME19 4JQ	
Auditor	Kreston Reeves LLP Second Floor, 168 Shoreditch High Street London E1 6RA	

THE PARISH OF ST PETER AND ST PAUL BATTERSEA

Report of the Parochial Church Council For the year ended 31 December 2021

The Parochial Church Council of the Parish of St Peter and St Paul Battersea ("PCC") submits its report and the financial statements of the PCC for the year ended 31 December 2021. The financial statements have been prepared in the format prescribed by the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP2019 (FRS102)) and the Financial Reporting Standard 102. The legal and administrative information set out earlier in this document forms part of this report.

1. Structure, Governance & Management

1.1 Trustees

The PCC meets approximately 8 times per annum to discuss a full range of matters, both operational and strategic, relating to finance, fabric, general administration and the mission/ministries of the church. The PCC also has responsibility for keeping of the Electoral Roll. Members of the PCC are either *ex officio* or elected by the Annual Parish Meetings (APM) in accordance with the Church Representation Rules.

The method of appointment of PCC members is set out in the Church Representation rules. All church attendees are encouraged to register on the Electoral Roll and to stand for election to the PCC.

1.2 Church Attendance

The Electoral Roll revised in preparation for the 2021 Annual Parochial Church Meeting (APCM) in April 2021 comprised 68 members. Average weekly church attendance has been 55 (38 adults, 17 children).

1.4 Risk Management

The PCC's primary concern and objective is the glory of God. Whilst it is the PCC's policy to trust wholly in the Lord that He will work out His purpose to this end, the PCC also acknowledges that it has a responsibility, both as individual members and as a body of members, for the identification and proper management of risks faced by the church in achieving its primary aim. The PCC has therefore assessed the major risks to which the church is exposed, in particular those relating to the specific operational areas of the charity, its investments and its finances. The PCC believes that, by monitoring income, expenditure and reserve levels, by ensuring that controls exist over key financial systems, and by examining the operational risks faced by the PCC, it has established effective systems and procedures to mitigate those risks.

2. Activities & Strategies

In preparing this Report, the PCC has complied with the duty in section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charity Commission and have sought to demonstrate that the PCC provides identifiable benefits which relate directly to its aims and which outweigh any potential detriment or harm. Further, the benefits are publicly available to all and are not in any way restricted to those able to pay. Any private benefits to members of the PCC are incidental.

To this end the PCC organises the following activities in order to enable ordinary people to live out their faith as part of our parish community:

- Sunday morning services
- Weekly community groups
- Weekly youth programs for 11-18 years old
- Weekly children's ministry for 3-11 years old
- Weekly ladies fellowships (Life & Living Life)
- Weekly night shelter (with Glass Door)
- Weekly online prayer meetings
- Baptisms, Confirmations and Services of Thanksgiving and Dedication

THE PARISH OF ST PETER AND ST PAUL BATTERSEA

Report of the Parochial Church Council For the year ended 31 December 2021

3. Review of the Year

2021 was another year of challenges at St Peter's as the church family and team continued to deal with the pandemic. Church ministry was a hybrid of in person church services when allowed, and live Zoom meetings. We are hugely grateful to the staff team, volunteers and congregation who have been so flexible throughout the year. We said goodbye to full time Operations Manager Ian Portch in August. Sarita Rampat has since been covering this role on a part-time basis. After a period of medical leave Priest-in-Charge Rev Patrick Malone returned to work in September and with great excitement the new building was blessed and dedicated at the end of October; it was a joyous occasion with a catered lunch for 120 and marked the return to in-person church services for many of the congregation members after months of lockdown. The evening Carol service was well attended with a choir live music and our Community Sunday Fun Day with farm animals to bring the Nativity story to life, attracted over 150 attendees. Christmas Day itself saw the return of lockdown thus impacting receipt of donations. Hire of the various spaces on offer increased from autumn onwards with the ground floor hall proving popular as a valuable community meeting space.

4. Financial Review

4.1 Financial Activity and Financial Position

This year returned a net operating surplus of £275k (2020: surplus of £87k).

In terms of the overall financial position, the balance sheet shows total net assets of £3,247k (2020: £2,972K). Of these funds, £817K (2020: £825k) are restricted, which mainly comprises the St Peter's Centre and funds held in the Helping Hand Fund.

4.2 Reserves Policy

The PCC has examined the requirements for free reserves, i.e. those unrestricted funds not invested in tangible fixed assets. The PCC considers that, given the nature of the church's work, free reserves should be equivalent to approximately 6 months' routine general fund expenditure, plus committed future expenditure on other projects, where funds permit. The PCC is of the opinion that this provides sufficient flexibility to cover temporary shortfalls in income and will allow the church to cope and respond to unforeseen emergencies whilst specific action plans are implemented. At 31 December 2021 the church had net free reserves of £403,823 (2020: £120,325) as follows:

	2021 £	2020 £
Total reserves	3,246,854	2,971,974
Less: restricted funds	(816,857)	(824,917)
Less: tangible fixed assets	(1,174)	(1,732)
Less: fixed asset investments	(2,025,000)	(2,025,000)
Free reserves	403,823	120,325
Free reserves requirement:		
6 month's budgeted routine expenditure	150,000	150,000

4.3 Pay Policy

The pay of all staff, including key management personnel, is reviewed annually by the PCC. Salaried members of the PCC are excluded from the review in order to avoid any conflicts of interest. It is our expectation that we will continue to benchmark staff benefits against staff performing similar roles in similar churches/charities and will take into consideration inflation and the finances of the church at the time.

4.4 Investment Policy

The church currently places spare funds on bank deposit.

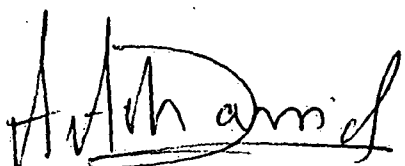
THE PARISH OF ST PETER AND ST PAUL BATTERSEA

Report of the Parochial Church Council For the year ended 31 December 2021

The PCC is responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enables them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports Regulations 2008) and the provisions of the governing document. The PCC is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The PCC is responsible for the maintenance and integrity of the charity and financial information included in the charity's website.

8. Approval

The report of the PCC was approved by the PCC on 28 March 2023 and signed on its behalf by:



Ashwini Alexander
Treasurer

THE PARISH OF ST PETER AND ST PAUL BATTERSEA

Report of the Independent Auditor to the Parochial Church Council of The Parish of St Peters Battersea

- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of the PCC's remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the PCC

As explained more fully in the responsibilities of the Parochial Church Council statement, the PCC is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the PCC determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the PCC is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the PCC either intends to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Capability of the audit in detecting irregularities, including fraud

Based on our understanding of the Charity and the sector as a whole, and through discussion with the PCC and other management (as required by auditing standards), we evaluated the PCC's and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined the principal risks related to posting inappropriate journal entries to increase revenue or reduce expenditure. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud; and
- Assessment of identified fraud risk factors; and
- Review of cash expenditure to confirm no evidence of personal benefit; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify
- any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance; and
- Review of significant and unusual transactions.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

THE PARISH OF ST PETER AND ST PAUL BATTERSEA

Statement of Financial Activities For the year ended 31 December 2021

	Note	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total 2021 £	Unrestricted Funds 2020 £	Restricted Funds 2020 £	Total 2020 £
Income from:	2						
Donations and legacies		54,930	7,300	62,230	79,898	900	80,798
Charitable activities		342	-	342	335	-	335
Other trading activities		27,686	-	27,686	6,550	-	6,550
Investments		155,003	-	155,003	145,324	3	145,327
Other		292,040	-	292,040	115,000	-	115,000
Total Income		530,001	7,300	537,301	347,107	903	348,010
Expenditure on:							
Raising funds	3	23,475	7,014	30,489	21,664	7,014	28,678
Charitable activities	4	223,586	8,346	231,932	230,097	2,207	232,304
Total expenditure		247,061	15,360	262,421	251,761	9,221	260,982
Net gains/(losses) on investments		-	-	-	-	-	-
Net income/(expenditure)	5	282,940	(8,060)	274,880	95,346	(8,318)	87,028
Transfers between funds		-	-	-	-	-	-
Other recognised gains and losses		-	-	-	-	-	-
Net movement in funds		282,940	(8,060)	274,880	95,346	(8,318)	87,028
Total funds brought forward		2,147,057	824,917	2,971,974	2,051,711	833,235	2,884,946
Total funds carried forward		2,429,997	816,857	3,246,854	2,147,057	824,917	2,971,974

THE PARISH OF ST PETER AND ST PAUL BATTERSEA

Statement of Cash Flows

For the year ended 31 December 2021

	Note	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total 2021 £	Total 2020 £
Net cash flows from operating activities	11	138,908	(1,046)	137,862	(47,618)
Cash flows from investing activities:					
Dividends, interest and rents from investments		155,003	-	155,003	145,327
Purchase of property, plant and equipment		(349)	-	(349)	(369)
Net cash used in investing activities		154,654	0	154,654	144,958
Change in cash and cash equivalents in the reporting period		293,562	(1,046)	292,516	97,340
Cash and cash equivalents brought forward		146,685	18,314	164,999	67,659
Cash and cash equivalents carried forward		440,247	17,268	457,515	164,999

THE PARISH OF ST PETER AND ST PAUL BATTERSEA

Notes to the Financial Statements For the year ended 31 December 2021

1. Accounting Policies (continued)

Rentals under operating leases are charged as incurred over the term of the lease.

Tangible Fixed Assets

Consecrated Property and Moveable Church Furnishings

Consecrated land and benefice property such as the church building and vicarage is excluded from the accounts in accordance with s10 of the Charities Act 2011. Moveable church contents are held by the vicar and churchwardens on special trust for the PCC and require a faculty for disposal are accounted as inalienable property unless consecrated. All expenditure incurred on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is expensed within the Statement of Financial Activities.

Other Fixtures, Fittings & Office Equipment

The cost of other furniture, fittings and equipment, less any expected residual value, is depreciated on a straight-line basis over the effective useful life of the asset, which has been estimated as 4 years.

Fixed Asset Investments

The church's investments are represented by:

- the cost of the building works to the St Peter's Centre at Winstanley Road, Battersea, London (phase 1 of the building project). The cost of investment is being amortised over the remaining 124 year period of the lease.
- the value, on delivery, of the three residential leasehold flats.

Debtors

Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

Fund accounting

The funds held by the charity are either:

- **Unrestricted general funds** - these are funds which can be used in accordance with the charitable objects at the discretion of the PCC.
- **Restricted funds** - these are funds that can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

THE PARISH OF ST PETER AND ST PAUL BATTERSEA

Notes to the Financial Statements For the year ended 31 December 2021

4. Expenditure on Charitable Activities

	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total 2021 £	Total 2020 £
Provision of clergy				
Fairer Shares (Contribution to Southwark Diocese)	34,600	-	34,600	34,590
Clergy expenses and salaries	21,403	-	21,403	21,129
	56,003	0	56,003	55,719
Church Life & Outreach				
Staff costs	46,407	1,867	48,274	55,485
Advertising & communication	2,202	-	2,202	2,726
Children & youth work (incl staff costs)	4,639	1,128	5,767	2,522
Training & resources	701	-	701	1,148
Church dedication	2,423	-	2,423	-
Other ministries	2,792	2,000	4,792	2,469
Worship & upkeep of services	2,446	-	2,446	4,311
Gifts & Grants (see note 4b below)	8,400	1,547	9,947	11,807
	70,010	6,542	76,552	80,468
Provision of Building and Facilities				
Heat, light & water	4,493	-	4,493	16,907
Insurance	4,441	-	4,441	4,435
Maintenance & cleaning	29,328	1,060	30,388	15,414
St Peter's Centre running costs	19,596	744	20,340	11,819
Depreciation	907	-	907	820
	58,765	1,804	60,569	49,395
Operations & Ministry Support				
Staff costs	28,833	-	28,833	38,926
Printing, stationery & office supplies	864	-	864	1,441
Telephone & Broadband	2,155	-	2,155	1,535
IT costs	14	-	14	2,683
Accountancy & payroll	210	-	210	650
Other	1,600	-	1,600	187
	33,676	0	33,676	45,422
Governance				
Audit/Independent Examination	5,100	-	5,100	1,300
Trustee meeting expenses	32	-	32	-
	5,132	0	5,132	1,300
	223,586	8,346	231,932	232,304

THE PARISH OF ST PETER AND ST PAUL BATTERSEA

Notes to the Financial Statements For the year ended 31 December 2021

6. Tangible Fixed Assets

	Fixtures, fittings & equipment £
Cost	
At 1 January 2021	13,870
Additions	349
Disposals	-
At 31 December 2021	14,219
Depreciation	
At 1 January 2021	12,138
Charge for Year	907
Disposals	-
At 31 December 2021	13,045
Net Book Value	
At 31 December 2021	1,174
At 31 December 2020	1,732

All of the fixed assets are used for charitable purposes.

7. Fixed Asset Investments

	Residential Leasehold Properties £	St Peter's Centre £	Total £
At 1 January 2021	2,025,000	806,603	2,831,603
Additions	-	-	-
Amortisation of lease	-	(7,014)	(7,014)
Revaluation	-	-	-
	2,025,000	799,589	2,824,589

Residential Leasehold Properties. In 2017 the church took delivery of 3 residential properties each with a 250 year lease as follows:

	Valuation £
2 bedroom flat, Parkside, 44 Fowler Close, Battersea SW11 2ES	650,000
2 bedroom flat, Parkside, 44 Fowler Close, Battersea SW11 2ES	650,000
3 bedroom flat, Parkside, 21 Plough Road, Battersea SW11 2DE	725,000
	2,025,000

THE PARISH OF ST PETER AND ST PAUL BATTERSEA

Notes to the Financial Statements For the year ended 31 December 2021

10. Restricted Funds (continued)

10b Prior year

	At 1 January 2020 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 December 2020 £
Phase I Building Fund	813,617	-	(7,014)	-	-	806,603
Helping Hand	6,748	903	(2,207)	-	-	5,444
St Peter's Centre Maintenance	10,040	-	-	-	-	10,040
Exercise Class	57	-	-	-	-	57
Community Art Project	2,773	-	-	-	-	2,773
	833,235	903	(9,221)	0	0	824,917

Descriptions of the restricted funds are as follows:

Phase I Building Fund - represents the investment in, and monies held for, the cost of the construction of the St Peter's Centre.

Helping Hand Fund - represents funds held for support of the Battersea Poor. The transfer recognises the use of these funds for weekend away bursaries.

St Peter's Centre Maintenance - represents funds held for the upkeep and maintenance of St Peter's Centre

Exercise Class - represents funds held for the running of exercise classes for the local community

Community Art Project - represents funds received to help connect the community with the new building

Love Your Neighbour - represents funds received to organise and distribute gift and food parcels to the local community.

Big Alliance - represents funds received towards being an active partner of the Battersea Alliance and running community projects and programs especially with Kids and Youth.

11. Reconciliation of net income/(expenditure) to net cash flow from operating activities

	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total 2021 £	Total 2020 £
Net income for the reporting period (as per the statement of financial activities)	282,940	(8,060)	274,880	87,028
Adjustments for:				
Depreciation charges	907	-	907	820
Amortisation charges	-	7,014	7,014	7,014
Investment income	(155,003)	-	(155,003)	(145,327)
(Increase)/decrease in debtors	3,578	-	3,578	3,476
Increase/(decrease) in creditors	6,486	-	6,486	(629)
Net cash provided by operating activities	138,908	(1,046)	137,862	(47,618)



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Our ref PDH/40043701

23 May 2023

Charity Commission
PO Box 211
Bootle
L20 7YX

Dear Sir

The Parochial Church Council of the Ecclesiastical Parish of Waterloo
Charity number: 1132457

We enclose a signed copy of the above charity's accounts for the year ended 31 December 2021.

We note that you have previously received a copy of these accounts on 22 February 2023. Unfortunately, due to a misunderstanding within the church organisation, this set of accounts was submitted prior to the completion of our audit work.

We have now completed our audit and attach the final accounts for your records.

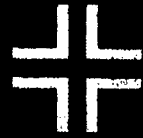
Yours faithfully

A handwritten signature in black ink, appearing to read 'K. R. Reeves LLP', written over the typed name.

Kreston Reeves LLP

Enc

STJOHN'S
✠ **STANDREW'S**
AT WATERLOO



**THE PAROCHIAL CHURCH COUNCIL OF THE
ECCLESIASTICAL PARISH OF WATERLOO**

(St John the Evangelist with St Andrew)

Diocese of Southwark

Report & Financial Statements

31 December 2021

Registered Charity Number: 1132457

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

Legal and Administrative Information

Name.	The Parochial Church Council of the Ecclesiastical Parish of Waterloo	
Address	St John's Waterloo, Waterloo Road, London SE1 8TY. The correspondence address is: The Vicarage, 1 Secker Street, London SE1 8UF	
Charity Registration no	1132457. The church was registered with the Charity Commission on 4 November 2009	
The Governing Document	Parochial Church Council Powers Measure (1956) as amended and Church Representation Rules.	
Members of the PCC	Those who served from 1 January 2021 to the date this report was approved are:	
	Clergy	<p>The Revd Canon Giles Goddard Incumbent, Chair</p> <p>The Revd Dr Godfrey Kaziro</p> <p>The Revd Lisa Bewick Hon Assistant Curate until 30 September 2021</p> <p>Ester Kawoya Reader</p>
	Churchwardens	<p>Belinda Taylor Until 16 May 2021</p> <p>C Faye Clinch From 16 May 2021</p> <p>Elaine Thomas</p>
	Deanery Synod	<p>Elizabeth Clarson</p> <p>Deborah Watkins</p>
	Elected Members	<p>Rebecca Boardman</p> <p>Jacek Borek From 16 May 2021</p> <p>Declan Dunford-Crozier</p> <p>C Faye Clinch Until 16 May 2021</p> <p>Sean Galpin</p> <p>Ken Hamilton</p> <p>Connie Kaweesa From 16 May 2021</p> <p>Alice Kawoya From 16 May 2021</p> <p>Terry McLeman</p> <p>Philippa Owen</p> <p>Peter Omoghene-Osario From 16 May 2021</p> <p>Robert Smeath Treasurer, from 16 May 2021</p> <p>Pat Thomas Secretary</p>
Key Management Personnel	Those in charge of directing, controlling, running and operating the Church on a day to day basis are the enabling committee comprising the incumbent, associate priest/curate, churchwardens, secretary, treasurer and sub-committee chairs.	
Bankers	<p>CAF Bank Ltd</p> <p>5 Kings Hill Avenue</p> <p>West Malling ME19 4TA</p>	
Solicitors	Winckworth Sherwood	
Independent Auditor	<p>Kreston Reeves LLP</p> <p>168 Shoreditch High Street</p> <p>London E1 6RA</p>	
Quinquennial Inspector	Roderick MacLennan RIBA AABC	

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

Report of the Parochial Church Council

		required to have a DBS, which is renewable every three years; we ensure that insurance policies are up-to-date and cover us for identified risks; we maintain up-to-date incident logs
Finances	Income and expenditure: there is a risk that expenditure could exceed income	To mitigate these potential risks the PCC has approved an unrestricted funds budget which shows a surplus of income over expenditure. Monthly management accounts are prepared comparing income and expenditure with budget; PCC officials ensure proper authorisation of expenditure in line with the target operational cash reserves of three months' budgeted expenditure; major expenditure on our St John's Development Project is contingent on related grant and donation income first being secured
	Potential liabilities: there is an uninsured liability which crystallises	To mitigate this potential risk, we ensure that insurance policies are up-to-date and include employer's liability, public liability, buildings insurance, contents insurance and property owner's liability

Clearly, during 2021, Covid-19 presented as the greatest risk overshadowing all others. The cautious reopening of buildings during 2021 was carefully monitored by the church's COVID planning group.

This small group developed a financial model of both PCC and TBAW together, so that the key performance indicators could be monitored and managed very closely. It met online as often as was necessary to monitor developments and to plan the way ahead in light of them – roughly monthly and after every change in the rules. Expenditure was minimised, making full use of furlough and available grants. As reopening took place, we introduced the necessary measures to reduce infection, and we were pleased with the supportive response by members of the congregation. Financially, we noted that bookings returned to St Andrew's quite quickly.

The other major risks were those resulting from the closure of St John's and the commencement of works by our contractor, Buxtons Ltd. To mitigate these risks, we carried out due diligence before entering into the construction contract. We included a contingency of 10% of the contract sum in our assumptions. We entered into all necessary insurances. We also carried out all the recommended pre-contract surveys so that information as full as possible was available for the contractors.

1.4 Quinquennial inspection. As a result of the extensive planned building works, the Archdeacon advised that the 2021 quinquennial should be postponed until the completion of the redevelopment.

1.5 Terriers – the inventory of the church's property. These have been fully revised and updated for both St John's and St Andrew's. All property is in place and in acceptable condition. As part of the closure process, all the contents of St John's identified in the Terrier were stored carefully in the Vicarage garage and attic, or at St Andrew's.

2. Objectives and activities

During the year we continued to advance our plans for a major development of St John's, branded as the ReIGNITE Project. This will bring disused parts of the crypt back into use as well as dramatically improving accessibility to the whole building and the welcome we can offer in much improved facilities. It will also enhance the opportunities to increase the income from letting our facilities to a range of community, amateur, charitable and commercial organisations. Fundraising continued throughout the year bringing the target within reach. As a result of the delay caused by COVID we re-tendered the project and identified a new contractor, Buxtons Ltd. The building was closed in early July 2021 and services continued at St Andrew's.

We also hosted the ninth Waterloo Festival, both online and in person. It was a great success, attracting around 1,700 people to a wide range of events, including interviews, podcasts, chamber concerts, and creative projects.

We are pleased to support the work of various charities who use our buildings on a reduced or no-cost basis. These include Southbank Sinfonia, an orchestra offering young musicians the experience of playing professionally; Futures Theatre, a company creating interactive drama in schools to address societal issues, such as drug abuse and youth

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

Report of the Parochial Church Council

worship: a 9am morning prayer service and a Eucharist at 10:30 on Sundays, and daily morning prayer at 8:30. The services were well attended on Zoom, and once we were permitted to have worship in church again, we developed a hybrid way of working which worked well.

All are welcome to attend these regular services and we have welcomed many new people online – literally all over the world during the year. At the last annual meeting there were 116 parishioners on the combined Church Electoral Roll. Because of Covid-19 we were unable to carry out our regular count, but attendance at worship was maintained at a broadly similar or slightly increased level from the previous year. Attendance at Morning Prayer has increased by around 30%.

We have continued to take our aspiration to be a fully inclusive church seriously. We also welcomed the publication of the Church of England's Living in Love and Faith resources on identity, gender and sexual orientation, and used the resources in 2021.

The services for Holy Week were all online. These were open to all and are publicised via our website, individual household invitations and church magazines. Our Column Inches parish magazine also moved online, with a very positive reception: we continued to print copies for those who do not have access to the internet.

The total attending Christmas services including carols, in person and online, for congregation and community was approximately 200. The combined total Christmas Eve and Christmas Day attendance of adults and children was 90 at all the special services.

Deepening the spiritual life of the parish was a key focus during 2021. We continued to build our Rule of Life engagement, with over 30 people involved, and we also ran a Living in Love and Faith course in February and March 2021, attracting over 25 people.

We hosted one wedding and no funerals during 2021.

As part of our mission to develop personal engagement in worship and community, groups continue to be responsible at Sunday Eucharist for welcome, offertory, collection (and subsequent counting) with others trained in lesson reading and intercessions.

Our relationship with Okusinja Church continues to be valued. Okusinja's worship also moved to St Mark's, Kennington for the duration of ReIGNITE.

The teaching of Christianity takes place in all services via the use of sermons, readings and talks. In addition, the vicarage hosts 'Face-to-Faith' – also online during 2021.

St John's Development Project

2021 was known to be a critical year for the project, and the objectives set for the year have been met allowing the project to stay on course. As a result of the Covid-19 pandemic, the planned works were delayed until 2021, and we identified significant savings to the proposals by simplifying the design, without compromising the planned outputs.

The fundraising continued during the year as the halfway point was reached. This involved application to trusts, the London Borough of Lambeth, community fundraising events, the generosity of members of the congregation, reallocation of one of our funds, more appropriate use of our assets and discussions with our bank. It was also necessary for us to obtain confirmation that the existing grant offers would remain valid in the light of the delay and we are pleased that all our grant funders have indeed confirmed the continuation of their offers. We also obtained a grant of £850k from the London Borough of Lambeth, from Section 106 funding for the South Bank Place site.

A long-term Business Plan was developed with particular emphasis on quantifying and testing the realistic income assumption after the work is completed, as this will be essential to the sustainability of the project in the short and longer term.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

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Eco Church – St John's currently holds a silver certificate. The application for a gold certificate for our church was put on hold due to the church building imminent redevelopment - it was agreed with Giles to apply instead when the church reopens after the building works.

The ESJ Future Direction Jam. In November the ESJ committee had a consultation session on Zoom opened to anyone in the congregation interested in attending to discuss the future needs and priorities in terms of the environment and social justice in our community, especially at this unprecedented time. The outcome of the jam session is to define the ESJ plan of action for 2021.

Charitable Support

As well as its charitable giving, the PCC also decided to increase its payments to the Diocesan Parish Support Fund. In 2021, despite the pandemic, we were able to keep our pledge and pay £81,200 (2020: £81,200). In 2022, £81,900 has been pledged. Our ambition in future is to help the Diocese fund parishes that are less fortunate than ours.

Use of the Crypt - the PCC and Board of TBAW have an agreed policy of allowing organisations that support our Vision to occupy space in the Crypt on licence fees of 60% of the normal rates in Waterloo. All organisations contribute fully to the service charges.

Neighbourhood Audit

An audit working party was created by the PCC and reported regularly to both the PCC and its Enabling Committee, where the purpose and objectives have been co-designed. Work on the audit was suspended with the onset of the pandemic but we will pick this up again once the redevelopment is complete, so that we are fully informed of local needs and opportunities when St John's reopens.

Use of Church Buildings

The PCC has responsibility for the two sites where the churches are situated.

St John the Evangelist: this consists of a large church and crypt. The church is normally open every day and is extensively used by local people and local, London-wide and national institutions such as the Southbank Sinfonia, Christian Aid and the Diocese of Southwark. The crypt normally provides a home for four arts organisations: Southbank Sinfonia, Futures Theatre Company, Bankside Keys and Prisoner Penfriends. As mentioned earlier, our St John's Development Project will regenerate the whole building so that it is in a good state for at least the next 50 years.

St Andrew's became a larger focus when St John's was closed. It is used by numerous local, London-wide and national groups as well as being a worship space – for example, National Childbirth Trust, Young Vic Theatre, National Theatre, Pregnancy Yoga, Lambeth CRUSE bereavement services.

The Bridge at Waterloo

The members of the company are the incumbent and two churchwardens ex officio.

TBAW continued its operations throughout Covid-19 despite a 60% decline in income from bookings. The furlough programme was extremely helpful for the finances of TBAW and we were pleased that all the tenants of our offices were able to continue to pay their rent. We were also able to bring back some of the staff to enable the projects to develop. A new relationship was developed with BigLocal Bermondsey, where its employment training programme "Here for Work" continued to produce good results.

We were successful in raising new funding for an innovative Covid-19 response programme 'Waterloo Well' which is working with the residents of local homelessness hostels and also with local young people to provide therapeutic, horticultural, arts and employment support.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

Report of the Parochial Church Council

	2021 £	2020 £
Total reserves	2,177,601	1,666,602
Less: designated funds	(1,475,791)	(1,381,949)
Less: restricted funds	(637,325)	(120,061)
Less: endowment funds	-	(87,565)
Free reserves	64,485	77,027
Free reserves requirement:		
3 month's budgeted routine expenditure	62,417	62,487

Our financial projections anticipate the level of free reserves to fall to around 2 months whilst the church is closed. However, the projections show that this is sustainable until the church reopens and income recovers and begins to grow. Nevertheless, this will be monitored very closely by the Enabling and Finance and Major Fundraising Committees and remedial action taken if necessary.

7. Investment Policy

7.1 General Funds

The PCC holds investments in local property to provide a regular rental income for the church. Amounts held over and above funds required for working capital are held in bank short term deposits.

7.2 Restricted Funds

Amounts held over and above funds required for working capital are held in bank short term deposits.

7.3 Endowment Fund

The endowment fund was invested in CBF investment fund shares and the objective was to provide a high level of income whilst maintaining the capital value. An application was made to the Charity Commission for permission to liquidate the fund and apply the proceeds to the St John's Development Project. In April 2021, the Charity Commission concurred with the PCC resolution to do this. The fund was sold and the proceeds applied to the Development Project.

8. Plans for Future Periods

The church was closed for renovation in July 2021, and the main contractors, Buxtons Ltd, began their work. The renovation will transform the building, enabling St John's to offer much better facilities for worship, for community use and for arts events. Reopening is planned for July 2022. Worship continued at St Andrew's Church, Short Street.

9. Responsibilities of Trustees for the Financial Statements

The PCC is responsible for preparing the report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice. Charity law in England and Wales requires the PCC to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the PCC and of the incoming resources and application of resources of the PCC for that period.

In preparing those financial statements, the PCC is required to:

- Select suitable accounting policies and apply them consistently;
- Observe the methods and principles of the Charities SORP;

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

Report of the Independent Auditor to the Parochial Church Council of Waterloo Parochial Church Council

Opinion

We have audited the financial statements of The Parochial Church Council (the 'PCC') of the Ecclesiastical Parish of Waterloo (the 'charity') for the year ended 31 December 2021 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2021 and of its incoming resources and application of resources for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011 and the Church Accounting Regulations 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the PCC's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the PCC with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditor's report thereon. The PCC is responsible for the other information contained within the Annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

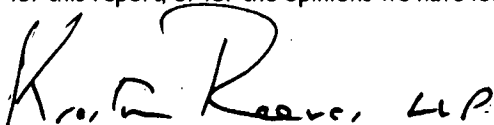
Report of the Independent Auditor to the Parochial Church Council of Waterloo Parochial Church Council

-
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charity's internal control.
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
 - Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in my Auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of my Auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
 - Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the Parochial Church Council of the Ecclesiastical Parish of Waterloo, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the PCC those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Parochial Church Council of the Ecclesiastical Parish of Waterloo as a body, for our audit work, for this report, or for the opinions we have formed.



Kreston Reeves LLP

Chartered Accountants
Statutory Auditor

London

Date: 18 May 2023

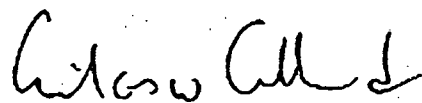
Kreston Reeves LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF
WATERLOO (St John the Evangelist with St Andrew)**

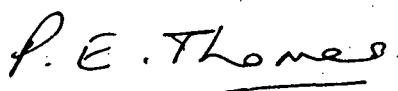
**Balance sheet
As at 31 December 2021**

	Note	Unrestricted Funds General 2021 £	Designated 2021 £	Restricted Funds 2021 £	Total 2021 £	Total 2020 £
FIXED ASSETS						
Tangible	4	-	-	-	-	924
Investments	5	-	1,100,000	-	1,100,000	1,187,565
		0	1,100,000	0	1,100,000	1,188,489
CURRENT ASSETS						
Debtors	6	5,064	-	247,411	252,475	182,264
Short term deposits	7	88,382	348,755	188,336	625,473	335,133
Cash at bank and in hand		37,121	9,036	381,533	427,690	51,625
		130,567	357,791	817,280	1,305,638	569,022
CURRENT LIABILITIES						
Creditors - amounts falling due within one year	8	38,082	-	189,955	228,037	90,909
NET CURRENT ASSETS		92,485	357,791	627,325	1,077,601	478,113
NET ASSETS		92,485	1,457,791	627,325	2,177,601	1,666,602
Financed by:						
Unrestricted Funds:	9					
General Fund		92,485	-	-	92,485	73,527
Designated Funds		-	1,457,791	-	1,457,791	1,381,949
Restricted Funds	10	-	-	627,325	627,325	123,561
Endowment Funds	11	-	-	-	-	87,565
TOTAL FUNDS		92,485	1,457,791	627,325	2,177,601	1,666,602

The accounts were approved by the PCC on 16 May 2022 and signed on its behalf by:



**Canon Giles Goddard
PCC Chair**



**Pat Thomas
PCC Secretary**

The notes on pages 17-27 form part of these financial statements.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

Notes to the Financial Statements For the year ended 31 December 2021

1. Accounting Policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

Basis of accounting

The financial statements have been prepared under the Charities Act 2011 and in accordance with the Charities Statement of Recommended Practice (SORP Revised 2018) and Financial Reporting Standard 102 (FRS 102). The financial statements are drawn up on the historical cost basis of accounting except for the revaluation of freehold land and buildings which are shown at market value.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe an affiliation to another body or those that are informal gatherings of church members.

The PCC meets the definition of a public benefit entity under FRS 102.

Going Concern

There are no material uncertainties about the charity's ability to continue as a going concern and accordingly the accounts have been drawn up on a going concern basis.

Income recognition

Voluntary income and donations (including legacies) are included when the PCC becomes entitled to, probably will receive, and can reliably measure the income. Income from the recovery of tax on gift aided donations is recorded in the period to which the relevant donation is received. Grant income is recognised on a receivable basis.

The income from trading activities includes rental income from the letting of church premises and freehold land and buildings which is accounted for when earned. It is shown gross, with the associated costs included in fundraising costs.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

Expenditure recognition

Expenditure is accrued as soon as a liability is considered probable and the amount can be measured reliably. The PCC is not registered for VAT so expenditure includes VAT.

Expenditure included in Raising Funds includes property maintenance costs.

Charitable expenditure includes those costs in fulfilling the PCC's principal objects, as outlined in the Report of the PCC. These include grants payable, governance costs and an apportionment of support costs.

- Grants payable are payments made to third parties in furtherance of the PCC's objects. In the case of an unconditional grant offer this is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the grant. Grant awards that are subject to the recipient fulfilling performance conditions are only accrued when the recipient has been notified of the grant and any remaining unfulfilled condition attaching to that grant is outside of the control of the PCC.
- Governance costs comprise all costs involving the public accountability of the PCC and its compliance with regulation and good practice. These costs include costs related to the independent examination and legal fees.

The PCC contributes to certain employees' personal pension plans. These are defined contribution schemes, the assets of which are held separately from those of the charity. The cost in the accounts is the amount of contributions paid and payable during the year.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

Notes to the Financial Statements For the year ended 31 December 2021

2. Income

	Unrestricted Funds General 2021 £	Designated 2021 £	Restricted Funds 2021 £	Endowment Funds 2021 £	Total 2021 £	2020 £
Donations and legacies						
Planned giving	84,065	-	-	-	84,065	78,613
Open plate collections	340	-	-	-	340	826
One-off Gift Aid gifts	3,708	-	-	-	3,708	22,817
Donations and appeals	385	-	193,120	-	194,505	85,115
Tax recoverable on Gift Aid	15,129	-	26,681	-	41,810	37,228
Legacies	-	-	-	-	-	165,856
Grants (see note below)	7,737	-	1,195,591	-	1,203,328	274,430
	111,364	0	1,415,392	0	1,527,756	664,885
Charitable Activities						
Parish events and activities (see note below)	-	-	34,606	-	34,606	8,000
Parochial fees (weddings and funerals) (net)	659	-	-	-	659	323
	659	0	34,606	0	35,265	8,323
Other trading activities						
Licence fee income (TBAW)	39,379	-	-	-	39,379	33,807
Church building lettings	8,688	-	-	-	8,688	22,372
Fundraising events	-	-	65,095	-	65,095	7,626
Salaries recharge (TBAW)	13,304	-	-	-	13,304	-
	61,371	0	65,095	0	126,466	63,805
Investments						
Rent from buildings	50,789	-	-	-	50,789	50,275
Bank interest	45	-	195	-	240	535
Dividends	-	-	-	2,925	2,925	2,413
	50,834	0	195	2,925	53,954	53,223
	224,228	0	1,515,288	2,925	1,743,441	790,236

The following central and local government grants were received during the year:

- Listed Places of Worship Grant Scheme: £44,768 (2020: £71,282)
- Job-Retention Scheme: £13,358 (2020: £nil)
- Lambeth Council: £5,000 (2020: £nil)

Parish events and activities includes all of the income from the Waterloo Festival which includes donations, sponsorship, ticket sales and tax recoverable on Gift Aided donations.

3. Expenditure

3.1 Expenditure on Raising Funds

	Unrestricted Funds General 2021 £	Designated 2021 £	Restricted Funds 2021 £	Endowment Funds 2021 £	Total 2021 £	2020 £
Costs of Waterloo Festival	-	-	34,865	-	34,865	5,013
Direct costs of other fundraising events and activities	-	-	37,229	-	37,229	7,499
	0	0	72,094	0	72,094	12,512

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

Notes to the Financial Statements For the year ended 31 December 2021

3.2 Expenditure on Charitable Activities (continued)

Staff Costs

Staff costs are disclosed in the table above. During the year, the PCC employed 5 staff (2020: 5 staff). All staff employed received at least the London Living Wage. No employee received emoluments of over £60,000 during the year (2020: none).

4. Tangible Fixed Assets

	Fixtures, fittings & equipment £
Cost	
At 1 January 2021	16,941
Additions	-
Disposals	-
	<u>16,941</u>
At 1 January and 31 December 2021	<u>16,941</u>
Depreciation	
At 1 January 2021	16,017
Charge for Year	924
Disposals	-
	<u>16,941</u>
At 31 December 2021	<u>16,941</u>
Net Book Value	
At 31 December 2021	<u>0</u>
At 31 December 2020	<u>924</u>

5. Fixed Asset Investments

	Freehold land & buildings £	Investments £	2021 £	2020 £
Market value at 1 January	1,100,000	87,565	1,187,565	1,179,528
Additions at cost (incl dividends reinvested)	-	2,925	2,925	2,413
Disposals	-	(90,490)	(90,490)	-
Revaluation gain/(loss)	-	-	-	5,624
Market value at 31 December	<u>1,100,000</u>	<u>0</u>	<u>1,100,000</u>	<u>1,187,565</u>
Investments are represented by:				
21 Windmill House, Windmill Walk, London SE1	300,000	-	300,000	300,000
Theatre View, Short Street	800,000	-	800,000	800,000
CBF investment fund shares	-	-	-	87,565
Market value at 31 December	<u>1,100,000</u>	<u>0</u>	<u>1,100,000</u>	<u>1,187,565</u>

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

**Notes to the Financial Statements
For the year ended 31 December 2021**

9. Unrestricted Funds

9a Current year

	At 1 January 2021 As restated £	Income £	Expenditure £	Gains/ (losses) £	Transfers £	At 31 December 2021 £
Unrestricted: General Fund	77,027	224,228	(200,970)	-	(7,800)	92,485
Designated Funds:						
Tangible Fixed Assets Fund	924	-	(924)	-	-	0
Investments – Freehold Land & Buildings Fund	1,100,000	-	-	-	-	1,100,000
Quinquennial Maintenance Fund	13,751	-	(10,724)	-	-	3,027
Mission & Charities	4,809	-	(4,800)	-	4,800	4,809
St Johns Development Fund	261,265	-	(6,000)	-	93,490	348,755
Robes project	1,200	-	-	-	-	1,200
	1,381,949	0	(22,448)	0	98,290	1,457,791
	1,458,976	224,228	(223,418)	0	90,490	1,550,276

Reasons for the transfers were as follows:

- From unrestricted general fund to designated St John's Development fund (£15,000): to fund the St John's Development fund
- From unrestricted general fund to designated mission & charities (£4,800): to fund annual mission and charities giving
- From designated St John's development Fund to unrestricted general fund (£12,000): to recognise loss of income to the PCC as a result of the building project
- From endowment fund to designated St John's development Fund (£90,490): to fund the St John's Development fund upon liquidation of the endowment fund

9b Prior year

	At 1 January 2020 As restated £	Income £	Expenditure £	Gains/ (losses) £	Transfers £	At 31 December 2020 £
Unrestricted: General Fund	124,825	412,984	(258,467)	-	(202,315)	77,027
Designated Funds:						
Tangible Fixed Assets Fund	2,398	-	(1,474)	-	-	924
Investments – Freehold Land & Buildings Fund	1,100,000	-	-	-	-	1,100,000
Quinquennial Maintenance Fund	13,751	-	-	-	-	13,751
Mission & Charities	6,009	-	(7,200)	-	6,000	4,809
St Johns Development Fund	64,950	-	-	-	196,315	261,265
Robes project	1,200	-	-	-	-	1,200
	1,188,308	0	(8,674)	0	202,315	1,381,949
	1,313,133	412,984	(267,141)	0	0	1,458,976

Reasons for the transfers were as follows:

- From unrestricted general fund to designated St John's Development fund (£196,315): to fund the St John's Development fund
- From unrestricted general fund to designated mission & charities (£6,000): to fund annual mission and charities giving

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

Notes to the Financial Statements For the year ended 31 December 2021

10. Restricted Funds (continued)

10b Prior year	At 1 January 2021 £	Incoming Resources £	Resources Expended £	Gains/ (losses) £	Transfers £	At 31 December 2021 £
The St Johns Development Fund:						
Main Fund	5,340	357,509	(292,930)	-	-	69,919
Lady Chapel Fund	30,000	-	-	-	-	30,000
Accessibility Fund	7,376	-	-	-	-	7,376
Waterloo Festival	3,668	8,000	(8,513)	-	-	3,155
Flower Fund	573	829	(235)	-	-	1,167
Christmas Lunch	432	-	-	-	-	432
Robes Project	570	7,075	(11)	-	-	7,634
Lent Appeal	0	220	(220)	-	-	0
Foodbank	150	206	(216)	-	-	140
Belfrey fund	238	-	-	-	-	238
Harvest/Manna Society	0	1,000	(1,000)	-	-	0
	48,347	374,839	(303,125)	0	0	120,061

The descriptions of the main funds are as follows:

- **The St Johns Development Fund.** A fund set up to enable the development of St John's Church as a place of engagement and innovation in the arts and to make explicit connections between art and faith, particularly for young people in giving them employability skills. The fund is currently in three parts:
 - **Main Fund**
 - **Lady Chapel Fund** – a fund set up for the refurbishment of the Lady Chapel in memory of the late Revd Alison Warner.
 - **Accessibility Fund** – this fund holds a specific gift towards improving the accessibility of the Crypt.
- **Waterloo Festival** – restricted donations received for the Waterloo Festival.
- **Christmas Lunch** – fund created to provide a Christmas Lunch for the wider community of St John's, especially those in need and those alone at Christmas.
- **Robes Project** – funds received to support our contribution to hosting homeless guests throughout the winter
- **Churchyard** – funds received to fund the works to the churchyard at St John's. From May 2021, this was transferred to TBAW which is now responsible for this work as part of its mission to provide employability skills.
- **COP26 Prayer Vigil** - funding for COP26 Prayer Vigil organised by Southbank Churches in October 2021.
- **Passion Trail 2021** – funding for the Lambeth North Deanery one-off Lent event "Passion Trail 2021"
- **Reaching Communities Grant** – this is the revenue element of the Big Lottery Fund - Reaching Communities. Grant towards staff costs for developing the new community resources.
- **SoWN** - funds received and held on behalf of SoWN (Southbank and Waterloo Neighbours)

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF WATERLOO (St John the Evangelist with St Andrew)

Notes to the Financial Statements For the year ended 31 December 2021

13. Related Party Transactions and Balances

The Revd Canon Giles Goddard and Belinda Taylor, both members of the PCC, also served as trustees of The Bridge at Waterloo ("TBAW") (charity registered no. 1167768) during the year. The following were the transactions between the two entities:

- Licence Fee. Whilst the PCC has overall responsibility for the two church buildings, St John the Evangelist and St Andrew, TBAW manages the maintenance of both church buildings and all lettings. Income and expenditure relating to the use of St John's church (as opposed to the crypt) is allocated to the PCC. All other income and expenditure relating to use by external parties of all other parts of the two buildings is retained/incurred by TBAW in exchange for a licence fee payable to the PCC. During the year a licence fee of £39,379 (2020 - £33,807) was payable to the PCC.
- Donation from PCC to TBAW to compensate for TBAW's loss of income whilst the building project is in process: £6,000 (2020: £nil).
- Salaries recharge from TBAW to PCC: £15,518 (2020: £nil).
- Salaries recharge from PCC to TBAW: £13,304 (2020: £nil).

As a result of all of these transactions, together with brought forward amounts, the net amount due to the PCC from TBAW at 31st December 2021 was £75 (2020: amount due from the PCC from TBAW: £21,721).

One member (2020: one) of the PCC, together with their partner, have made interest free loans totalling £10,000 (2020: £10,000) to the church in respect of the St Johns Development Project.

Members of the PCC gave a total of £19,186 (2020: £32,155) in unrestricted offerings and donations during the year