

The Annual Report of the Parochial Church Council of St Mary's Battersea 2020





Welcome to our 2020 Annual Report Introduction from Canon Simon Butler

2020 has been a year like no other in living memory. Members of St Mary's have been affected like everyone else by the Covid-19 pandemic. It has been a tough year for us all.

I hope you will discover in this Annual Report that St Mary's has risen to the challenges of the pandemic magnificently. In its pages you will read of practical action to serve our neighbours, a commitment to keep St Mary's members safe and fed in prayer and worship, in person and online, and the emergence of an exciting Mission Action Plan to guide us through the coming years.

Perhaps what we have learned more than anything else in the past year is that everything can change very quickly and suddenly. Some of us have lost loved ones unexpectedly; others are struggling with the physical and economic effects of Covid-19; virtually all of us are affected mentally. All of this will take time to adjust to, and the local church needs to be a place which holds people in constant prayer and in care, giving people a generous space in which to recover and reset. This report contains a healthy account of the way in which we have done this at St Mary's in 2020.

This report also highlights some of the continued learning through which new possibilities for mission and ministry open up. The launch of our new website and early experiments with Instagram show us that we can connect with new audiences and share something of the Gospel for which our physical community and building stands for.

Perhaps the most surprising thing for me this year has been the way in which our finances have remained healthy despite the pressures people are under. Regular giving has gone up significantly in 2020. We must be thankful for this, and we are learning new ways of encouraging giving online. But our funds are there not as an end in themselves: we will be looking at ways in which our giving and our assets can be aimed at enabling the priorities we have set in our Mission Action Plan, including the exciting *Parish Support Fund*, a sum of £120,000 which members of St Mary's are welcome to bid for to help deliver the Plan.

I want to conclude by offering a public thank you to Chris Moxey, who stood down as our Treasurer in 2020 and who stands down as Peoples' Warden at the April Annual Meeting. Chris's leadership is always transformative and caring. The whole church owes him an enormous debt gratitude as I offer him my personal thanks for all he has done for me.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST MARY'S BATTERSEA

CHARITY COMMISSION REGISTRATION NUMBER: 1143469

ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

LAST ANNUAL MEETING

By virtue of Legal Instruments given by the Bishop of Southwark in 2020, no Annual Vestry Meeting or Annual Parochial Church Meetings were held in 2020, owing to the Covid-19 Pandemic. The Vicar & Wardens decided to hold these meetings for 2019 at the same time as the 2020 ones, i.e. on Sunday 25th April 2021.

LEGAL AND ADMINISTRATIVE INFORMATION

The Parochial Church Council (PCC)

Working with the Vicar, the PCC is the leadership body of St Mary's Church with powers and duties defined in law. The membership consists of the clergy and churchwardens of the parish, together with representatives of the laity elected by the Annual Church Meeting of the parish. A number are also ex-officio members by virtue of their membership of the Diocesan or Deanery Synod. Two are co-opted because of the skills and experience they may bring to the Council.

Revd. Canon Simon Butler	Vicar / Incumbent and Chair of the PCC
Revd. Aaron Kennedy	Associate Vicar
Sheila Boothe	Vicar's Churchwarden
Chris Moxey	People's Churchwarden and Honorary Treasurer (until 07/20)
Leslie Spatt	Diocesan Synod Representative
Matthew Guest	Deanery Synod Representative
Serena Cox	Deanery Synod Representative (until 07/20)
Libby Bradshaw	Deanery Synod Representative
Jenny Scott-Thompson	Deanery Synod Representative
Stuart McAlpine	Elected / Deputy Chair
Thelma Boateng	Elected
Rex Wickham	Elected
Richard Wilkinson	Elected
Lizzie Wilson-Gray	Elected
Ed Standring	Co-opted Member (Chair of Finance & Funding Working Group)
Adrienne Slaughter	PCC Secretary (until 07/20), Co-Opted Member
Richard Cross	Honorary Treasurer (from 07/20), Co-opted Member

These representatives operate through PCC Meetings which take place at least 6 times each year and through smaller Working Groups which enable a focus on particular areas important to our mission. PCC members are Trustees of The Parochial Church Council of The Ecclesiastical Parish of St Mary's Battersea and are duly registered with the Charity Commission. Elected Members serve a maximum of two consecutive three-year terms of office without a break, either starting or standing down after the Annual Parochial Church Meeting in April. Churchwardens are elected every year and can serve a maximum of six consecutive years without a break. In addition to their formal duties, PCC members act as representatives for all parishioners in the affairs of the church. Apart from the Vicar, who is ex-officio Chair, PCC members are elected directly or indirectly by the parishioners.

Business Address St Mary's Parish Church The Parish Office Battersea Church Road London SW11 3NA	Bankers National Westminster Bank PLC Clapham Junction Branch 66/68 St John Road Clapham Junction SW11 1PB	Independent Examiner Michael Bailey Chartered Accountant 14 Ellerby Street, Fulham London SW6 6EY
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STRUCTURE, GOVERNANCE & MANAGEMENT

The Parochial Church Council (PCC) of The Ecclesiastical Parish of St Mary's Battersea, is governed by the Parochial Church Council (Powers) Measure 1956 and the Church Representation Rules 2011. The PCC operates through a number of Working Groups which meet in addition to the meetings of the PCC; Fabric & Property, Finance and Funding, Congregational Life, and Junior Church. The Working Groups report to the PCC.

The PCC's Standing Committee, which is required by law, has the power to transact the business of the PCC between its meetings, subject to any directions given by the Council. It comprises; the Vicar, the Churchwardens and Treasurer, the PCC Secretary, and two Members of the PCC, currently Mr Ed Standring and Mr Stuart McAlpine.

Members of the Parochial Church Council are elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules.

RISK MANAGEMENT

The PCC have examined the major strategic, business and operational risks which the charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks. The risk assessment is reviewed on an annual basis. The primary areas of risk assessment are:

- Governance:** Failure of good governance, including a lack of clear vision and strategy, would impede the church's capacity to fulfil its mission to the local community as well as to church members. The potential impact on membership numbers as a result of such a failure, could then directly affect voluntary donations and the overall income stream of the church. Observing Church of England governance and robust collaborative leadership within the church itself will contribute to mitigating this risk.
- Finance:** The primary source of income is from voluntary giving from the congregation. This is generated by regular teaching on giving, promoting of HMRC Gift Aid and other tax efficient giving, and communication to keep members aware of the financial state of their church and any needs arising. Members of the congregation are effectively stakeholders who directly benefit from any donations made so communication is key, and every effort is made to be transparent with the members. The Church of England provides a strong administrative structure to support if necessary.
- Safeguarding:** The impact of a failure in Safeguarding would be hugely detrimental to the individuals involved as well as the reputation of the church community as a whole. Robust processes and training of staff and volunteers are in place to prevent such an event.
- Health and Safety (H&S) and Buildings:** Good H&S policies and procedures, combined with good care and maintenance routines, reduce risk of damage to personnel and property. The PCC has taken very significant steps in relation to danger to health associated with Covid-19 to mitigate risk. It has at all times followed guidance and instruction by HM Government and the Diocesan Bishop.

- **Insurance:** The PCC holds and reviews annually the necessary insurances for general premises and operational risks, including as employer, and with the relevant public liability cover, through its 'Parish Plus' policy with Ecclesiastical Insurance Group.
- **Additional Written Risk Assessments:** In addition to general operational risk assessment, any one-off or new activity is the subject of an internal written risk assessment.
- **Inspection:** The Archdeacon of Wandsworth conducts an Annual Inspection of the Church and its Fabric, Goods & Ornaments and the Wardens are asked to provide him a response to his annual Articles of Enquiry.

OBJECTIVES & PRINCIPAL ACTIVITIES

The Parochial Church Council (PCC) of The Ecclesiastical Parish of St Mary's Battersea, has the responsibility of co-operating with the Incumbent, Canon Simon Butler, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is committed to enabling as many people as possible to worship at our church and to use it in other ways. It hopes that those who do will become part of our church community. The PCC maintains an overview of worship and makes suggestions on how worship can involve as many groups as possible that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament.

When planning our activities during the year, the incumbent and the PCC have considered the Commission's guidance on public benefit and the specific guidance on charities for the advancement of religion. It has a Mission Action Plan which is aimed at enabling as many ordinary people to live out their faith as part of our parish community, through:

- Worship and prayer; learning about the Christian faith; developing knowledge of and faith in Jesus Christ; this has included new approaches to online worship developed during the Covid-19 pandemic and, for the first time for many years, the church is open and accessible to the public every weekday and Sundays.
- Provision of pastoral care for people within the parish, whether they are Christians or not, or whether they attend church or not; the Covid-19 pandemic has provided the congregation and the church with many opportunities to support their neighbours and local residents.
- Missionary and evangelistic work.
- Promoting the common good; this has been particularly at the forefront of the Council's work during the Covid-19 pandemic and has been widely commented upon and praised by local Councillors and our Member of Parliament.
- Stewarding of the London Borough of Wandsworth's only Grade 1 Listed Church – and a building of historic significance - in this generation, for current and future use; 2020 saw the completion of a major redecoration and improvement project which enables the church welcome more community groups. During the Covid-19 pandemic, St Mary's Churchyard has become a focal point for people taking fresh air and exercise during the lockdowns of 2020. The Council has worked hard to improve the Churchyard in ways that make it even more welcome.
- Ownership and maintenance responsibilities for two properties at Flat 2, Pritchard Court, Granfield Street, London SW11 3JQ and, since December 2020, Flat 16 Winfield House, Vicarage Crescent, London SW11 3LN.

The PCC see these objects as being charitable activities for public benefit and confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

THE WORK OF THE PCC IN 2020

Covid-19: Like everyone in the United Kingdom, the Parish of St Mary's Battersea was affected by the Covid-19 pandemic in drastic ways. The Council took steps to follow the guidance provided by HM Government and by the House of Bishops of the Church of England at every stage. The building was entirely closed to everyone (including the incumbent) from March 23rd-May 5th 2020, and the first act of public worship took place again on July 5th 2020. Further additional closures took place towards the end of 2020 and, although the church remained open for private prayer in the November 2020 lockdown, major events in the church's calendar such as Remembrance Sunday were led remotely by the clergy and St Mary's Choir.

Throughout lockdown, the PCC took extensive steps to remain abreast of the requirements on places of worship, undertaking the necessary hygiene regimes, adjustments to the physical space, and the adapting of its activities to promote social distancing (e.g. the choir led sung worship from the gallery from July 2020 to the end of the year).

A key group of leaders – the Clergy, Wardens and Church Manager – ably assisted by a good number of volunteers took regular and timely decisions throughout this period.

The Council itself was prevented from physically meeting from February to December 2020 and as a result met for the bulk of 2020 using the Zoom teleconferencing software. While effective in enabling meetings, this software was limited in its ability to provide the sort of interaction that physical meetings provide, but the Council was extremely glad of the way in which it was able to transact business across the year.

The Council invested in a Mevo camera and associated equipment to permit the live-streaming of worship from the church. The clergy and others have gradually learned how to get the best out of our technology to enable people to worship remotely from the building. There is no doubt that the ability to live-stream worship and other events is a useful tool in mission and ministry – over 15,000 views occurred across the late March to the end of April 2020 period (which included Holy Week and Easter).

Among the central aspects of the Council's work in 2020 were a number of responses to the Coronavirus pandemic. Chief of these was the *Coronavirus Angels* project dreamt up by Canon Simon Butler, a local response to the initial lockdown, which offered practical help to those unable to go out, or who were shielding or simply fearful. Working alongside Sacred Heart Roman Catholic Church and the Katherine Low Settlement (KLS), the *Angels* secured the voluntary help of over 600 local people, and has undertaken around 500 individual errands in 2020. Additionally, a team of about 40 telephone befrienders volunteered and were trained to offer telephone support to those facing isolation and fragile mental health. Initially established for the first lockdown alone, *Coronavirus Angels* continued into 2021 as a much reduced, but still essential, service to those who still faced the hardships of the pandemic. The Council worked in collaboration with a number of other local groups: the Dons Local Action

Group, Waste Not Want Not and the Kambala Residents' Association, as well as facilitating the loan of tablet devices to Meadbank Care Centre from the Love to Learn Refugee Project at KLS.

Reverend Aaron Kennedy's work in community organising and social outreach also blossomed into two projects. The first saw a weekly fruit and vegetable stall happen in the churchyard across the spring and summer, which proved popular but not economically sustainable to the team of businesspeople we partnered with. At the same time, the Council entered into a new partnership with the charity *Regenerate*, and its social enterprise the *Feel Good Bakery*, to provide a coffee 'tuk-tuk' in the Churchyard. This has proved popular for local people taking their daily Covid-19 exercise that the 'tuk-tuk' has become a larger Coffee Cart open seven days a week. Just as importantly, the Bakery provides opportunities for young people not in education, employment or training to develop some life skills and confidence. By the end of the year the Cart was providing not only refreshments to Churchyard users, but many worshippers permitted to come for public worship have found it a great place to (safely) congregate while the refreshment team has been unable to serve post-service refreshments.

The Council has continued to monitor the ongoing dynamics of the lockdown in terms of its wider work. There is a determination to take advantage of the positives that have emerged in the past year – a slower pace, the opportunity to discover resilience, to relinquish things that no longer work in the way they once did, and to find new ways of doing things. The pandemic resulted in a long-delayed decision to relocate the Parish Office to the Upper Vestry. This has enabled the Council to feel comfortable about keeping the Church open during the weekday mornings of lockdown, enabling people to come in and use the building for private prayer, and to find a friendly and understanding face offering hospitality. The Council wishes to express its deep gratitude to David Britten for facilitating this, and for his service in providing such a welcome to many people over the year.

A final opportunity that emerged during the Covid-19 pandemic was part of the Council's wider concern to develop the use of the churchyard and the building for use for charitable and commercial purposes. The Funding & Finance Working Group enthusiastically received a set of proposals from our new Treasurer, Richard Cross, to consider greater use of the building and grounds for events and trading opportunities. Plans were put in place for a simple Christmas Fayre in mid-December, with local businesses trading in the churchyard. Sadly, a Government lockdown prevented the Fayre from going ahead, but the Council wishes to pursue the wider ideas raised by Richard in 2021, after the pandemic.

Mission Action Planning 2020-25: The bulk of the Council's non-Covid related work has been around developing a Mission Action Plan (MAP) for the next five years. A process of strategy development took place in the first half of 2020, leading to the launch of the new MAP in the middle of the year. Unlike the previous MAP, this one is based around the Five Marks of Mission of the Anglican Communion (**T**ell the Good News, **T**each the Faith, **T**end to those in Need, **T**ransform Unjust Structures in Society, **T**reasure God's Creation). At the heart of the MAP is a desire to build on the achievements of the previous five years in a gradual way, while introducing areas of work which were not as visible as they might have been in the 2015-20 version. A good example of this is the decision of the PCC to go for Eco-Church accreditation, as a response to the global climate emergency.

The PCC is keen to engage the wider congregation in the goal of implementing our MAP and has been blessed to be able to set aside the sum of £120,000 in a Strategic Mission Fund, from which members of the congregation can bid for funds for projects designed to deliver the work envisioned in the MAP.

A full version of the MAP is available on the parish website, stmarysbattersea.org.uk.

Black Lives Matter & Memorials: Following demonstrations in Bristol and elsewhere related to statues and memorials associated with the transatlantic slave trade, the Council was alerted by the Diocese of Southwark to a memorial to Sir Edward Wynter in the Gallery of the Church, which had been identified by some campaigners as one they wished to see removed. The Council were also approached by descendants of Sir Edward, many of them from a UKME background, who wished to persuade the Council to leave the memorial intact. In the short term, the Council agreed to place a temporary sign next to the memorial explaining the historical background of slave ownership by the Wynter family, and later agreed that it did not wish to take any steps to remove the memorial. Instead, the Council undertook to do further research, in collaboration with the Wynter family, and to provide a modest historical display adjacent to the memorial.

The Work of the Associate Vicar: Reverend Aaron Kennedy provides a separate report later in this Annual Report. However, the PCC did enjoy the opportunity to reflect with Aaron during the year on his priorities for the coming years and to receive regular updates on the development of aspects of the work for which he is responsible.

The Council was pleased to support the beginning of a new short child-friendly service (Family@Church) at 9.30am on the First Sunday of the month, which is attracting an encouraging number of children and young families from its inception in September 2020. This service is led by Aaron, supported by a team of volunteers.

Refurbishment Programme: The Council received Practical Completion certificates on both the refurbishment and lighting projects early in 2020. Both pieces of work have been tremendously successful in giving the church a face lift, with special praise being given to the sensitivity of the lighting project. Two further pieces of work were added to the project as it concluded: first, it was agreed that cushions should be provided for the short pews in the north and south aisles, which had been overlooked in the original plan (installation of these was delayed until 2021 by the pandemic); secondly, a new fire alarm system was installed in the church, following discovery that the existing one was unserviceable.

Fabric: The Council also began to develop a 10-year maintenance plan for the church building, commissioned a full disability access audit and was pleased to see much improvement work take place in the churchyard, led with enthusiasm and energy by Sue Lucas, to whom the Council expresses in considerable gratitude.

Organ Revoicing: Following the repairs to the hidden wall behind the organ, the Council was able to finally arrange for the much-needed revoicing of the organ, its first since its installation. This has proved to bring a significant improvement of quality to the sound of the instrument.

Moorings Project: Matters had been in abeyance throughout 2020 owing to the suspension of court hearings due to the pandemic. At the end of 2020 the Council was informed that a full hearing on the litigation between the PLA and Mr Mark Dew was

listed for the second half of 2021, now confirmed for December 6-8 2021. The Council will be returning to its plans in mid-2021 with a view to work taking place in 2022.

Property: As is reported elsewhere in this report, the Council purchased Flat 16, Winfield House, Vicarage Crescent in the autumn of 2020, as part of a revised income generation and investment plan. Tenants moved in shortly before Christmas. Our tenant in Pritchard Court continues to live happily in the property, and some significant maintenance took place in the bathroom during the year. The Council also agreed to part fund a project to make improvements to the Vicarage front garden, to provide meeting and social space. The Council were persuaded of the view that this would prove attractive to future potential incumbents – in a house with little private outside social space – as well as giving the incumbent a place to offer hospitality to parishioners.

Safeguarding: The Council received regular updates on safeguarding from Mrs Debbie Apostolides, the Parish Safeguarding Officer, including issues relating to online safeguarding created by the use of teleconferencing software and live-streaming. No significant incidents were reported in 2020.

Stewardship: The Council agreed to invest in the church management software, iKnowChurch, which provides a suite of resources to be able to develop our relationships with volunteers, church members and those enquiring about occasional offices. The Council is particularly grateful to Felicity Brindle for her work in beginning to get to grips with this potentially very useful tool.

Like many churches and other organisations, the Council was naturally concerned about the potential effect of the pandemic on its income, particularly as a result of plate and envelope giving being inoperable during the pandemic. It was therefore extremely gratified and encouraged by reports towards the end of the year of a significant increase in regular giving, rather than any decline. This was in the main due to a shift to giving by standing order by regular church members. Fuller details of the financial affairs of the Council are contained in the financial statements below.

The Council revised its approach to investments during 2020 and has taken significant steps to diversify its income through purchase of property, investing in equities and other financial instruments. Details appear in the Financial Statements.

Staff and Lay Leaders: The Council was delighted to welcome Mrs Katy Silverman as its new Director of Music from March 2020. The Council is delighted with Katy's service in 2020, especially in such unusual circumstances, and thanks both her and the whole of St Mary's Choir for the way in which she and it have continued to provide music in worship as permitted by the various limitations imposed by restrictions on singing.

The Council said farewell to Mrs Susan Bourke at the end of 2020, as she took on a full-time role at Sacred Heart Roman Catholic Church. We are extremely grateful for her work as Parish Secretary over recent years.

The Council wishes to place on record its sincere appreciation to Mrs Adrienne 'Poddie' Slaughter, who stood down as PCC Secretary in July 2020 after some seven years service. Poddie has been a loyal and faithful taker of minutes at Council meetings and APCMs and an appreciation of her ministry will be offered at the Annual Meeting.

The Council also wishes to acknowledge the considerable efforts of Mr David Britten, St Mary's Church Manager, who served across 2020 with great pastoral sensitivity and

care, especially in managing all the responsibilities that came to the Council as a result of the Covid-19 pandemic.

Finally, the Council expresses its thanks to every member of St Mary's for their ongoing support, prayer and encouragement through the challenges of 2020. It has indeed been a year like no other and everyone has played a vital part in enabling us to be a church in unprecedented times.

THE WORK OF THE ASSOCIATE VICAR IN 2020 (Reverend Aaron Kennedy)

The work I have undertaken in 2020 falls, as it does every year, within three main categories, which are: traditional pastoral ministry, community organising and development, and growing new expressions of church. I will give an overview of each area.

Traditional Pastoral Ministry

I am involved in leading worship on Sundays and weekdays, preaching, pastoral care and sharing in the occasional offices (weddings, baptisms and funeral). During 2020 we had to cancel many of our weddings and baptisms, although a small number of funerals took place, of which I conduct a share. There was a strong focus in my preaching on themes of justice, climate change, and the common good.

Community Organising and Development

The backbone of this element is the building of relationships both within the congregation and in the community at large. I undertook to hold at least 3 one-to-one meetings per week in 2020, and averaged out at this target. A key goal for 2020 was to ensure that another cohort of people received training in one-to-one meetings, and this was delivered in early September in partnership – by virtue of our membership – with London Citizens' community organisers, Theo Shaw, Hannah Gretton and James Asfa.

Organising at St Mary's: I participated in the conclusion of the Congregational Development Programme run by the Centre for Contextual Theology, along with Neil Patel during 2020. This training was followed up with an 8-week series of workshops on congregational development, in which community organisers from Citizens UK, plus myself and Neil Patel, helped to deliver. A core group of 5-6 people, and a wider, more sporadic, group of about 12, took up the training, and proceeded on the back of that to conduct a listening exercise within two 11am services during the November lockdown window. The subject of mental health arose very clearly as an issue that we as a congregation are struggling with, and Nina Patel has since narrowed our focus on this by listening to the experience of parents and caregivers within the church. It is hoped that the outcome of this will be that together we create a strategy for how we can address the problem, and enact that strategy collectively.

Organising within the Community: Battersea Communities had a big year in 2020, which saw the climax of our campaign for a new community centre on the Surrey Lane Estate come to a head – unsuccessfully in the end, but not without good fruit. We have raised our profile within the estate, and have deepened and strengthened our links within the community, and now work closely with Sacred Heart Roman Catholic Church and Katherine Low Settlement; we are also developing links with Westbridge Primary School.

2020 was the year of the Coronavirus Angels project – Simon's idea for how we could respond to the global pandemic. I took over coordinating responsibility in the summer of 2020. From the initial launch in March, we were immediately inundated with offers of volunteers (we now have nearly 500), who we were able to connect with hundreds of

citizens in the Battersea area and beyond who needed their groceries and medical prescriptions collected and delivered. Through KLS we raised funds for any people who were in financial straits, and we were able to pay for many bags of groceries. We have also issued a great many food bank vouchers and worked closely with other partners such as Don's Local Action Group (of Wimbledon AFC) and Kambala Estate Residents' Association. Throughout much of the past 12 months we have also run a small telephone befriending service, which continues to support some of the more isolated and lonely members of the community.

Since the initial surge in the first few months of the pandemic the demand has slowed such that we decided to cease operations in September and October; however, when the November lockdown was called we began to operate again, although at a slower but steady pace, which has been maintained to date. The future role of the Angels as we (hopefully) emerge from the tighter of the Government restrictions is still unclear, however it is possible that the befriending service will be developed and remain a feature of our community work for years to come.

Other developments: We enjoyed several months of partnership with South West Fruit and Veg, a fruit and veg delivery company set up at the beginning of lockdown to respond to the widespread fear of visiting supermarkets. One aspect of the business from the beginning was a desire to work with local community groups to set up pop-up shops selling pre-bagged groceries outside in a COVID safe manner. We were the first and longest running site of one such *community pop-up shop*, and it provided a much needed safe social moment for many people over the summer months and into early autumn, each Wednesday afternoon, as well as selling a range of fruit, veg, drinks, and other products. Michi Shimura also set up a small Japanese street food stall alongside this. We enjoyed engaging with members of the public who came along the Thames path and into the churchyard, having many interesting conversations and encounters, and providing much needed connection for us all.

Off the back of this we developed links with the large and well-established charity *Regenerate*, based in the Alton Estate in Roehampton, who had had to pass up an opportunity to run a coffee shop indoors because of the pandemic, and were instead looking for partners to support their new coffee tuk tuk venture. A newly painted bright orange tuk tuk arrived during the summer, and was staffed by a combination of youth workers and young people in training. It has been running ever since minus a period of absence to upgrade the tuk tuk to a horse box sized coffee cart, and is now open from 8am – 6pm seven days a week, enabling a large number of young people to gain experience, confidence and skills for life. We are delighted to in partnership with such a fine charity. It is extremely popular.

Members of the congregation have continued our involvement with the *Glass Door* charity's Night Shelter which began so well in 2019 pre-pandemic, although in a smaller, and different way. Together with members of St Barnabas Clapham Common several of our members have been helping to prepare food for a small group of homeless people to help support them through the winter months.

Several members also continue to be involved with Battersea Welcomes Refugees, although this work has slowed down significantly due to the pandemic.

One other thing to note is that St Mary's is seeking accreditation as an eco-church – a process that began in autumn of 2020 and is now reaching the stage of implantation.

Growing New Expressions of Church

2020 saw the launch of Family@Church, a new all age service that gathers on the first Sunday of the month. The emphasis here is on meeting an existing need and desire among families to gather for worship for those who cannot make it at 11am because of other commitments (for example, sport). The service allows children and young people to contribute to, and enjoy, worship, alongside their parents/carers. So far we have connected with 8 different families, and have had congregations of up to 18 people – some of whom have not recently attended the 11am service.

STAFF & REMUNERATION

At year end the PCC was employing two individuals, both of whom work part-time. The Parish Manager is contracted to work 20 hours per week and the Director of Music is contracted to work the hours necessary for the performance of her duties. Employers Pension Contributions are paid to our Pensions Administrator, NEST, for only the Parish Manager.

The PCC reviews the salaries of staff on an annual basis and for individual roles when there is a change in staff. Annual staff adjustments are made by evaluating the economic climate and what is happening within the employment market as a whole. When setting salaries for individual roles, the PCC reviews a comparison with similar jobs within London area both within the secular and charity market.

FINANCIAL PERFORMANCE REVIEW

(SEE ALSO, FINANCIAL REPORTS and EXPLANATORY NOTES)

The PCC has monitored the budget and overall funding arrangements closely during 2020, keeping costs as low as possible, and is happy to present a surplus for the year.

The surplus arising in the Statement of Operations is despite 2019's caution (born in part of the large renovations), and despite the intervention of Covid-19, which greatly limited and reduced attendance and footfall. The overall surplus results from:

- reduced expenditure in overheads;
- completion of the renovation project and VAT recoveries for the renovation works via the 'Listed Places of Worship Grant Scheme';
- raised giving from the existing congregation;
- a substantial second tranche of the bequest in the name of the late John Hughes;
- continued funding contribution from one congregational donor towards the Associate Vicar costs';
- realisation of significant tax recoveries on giving ('Gift-Aid' scheme);
- improved returns on savings investment.

The surplus is the base for the gains in the Balance Sheet, which is further augmented by our revaluation of the three-bedroom let property at 2 Pritchard Court.

RESERVES AND FUNDING POLICY

The PCC's policy is to designate and maintain a level of reserves which will provide a stable base for its continuing activities. The Finance, Investment & Funding Group and the PCC have reviewed the Funding Priorities & Outlook for 2020/21 and have approved the allocation of funds to Reserves, Mission, and Long-Term Investment, with the objective of having, as far as practicable, non-property balances:

- in liquid, Sterling-based investments, bankable in one week or less,
- funds and their intended continuing deployment in the early months of 2021.

- at least equal to approximately three month's budgeted expenditure in current and interest-bearing deposits of money market funds (funds are held at a level below the maximum amount protected under the Financial Services Compensation Scheme)
- the remainder of the non-property balances in index-tracking or actively managed portfolios of global equities.

The PCC has resolved to review such funding allocations annually.

The Table below in Note 10 describes the year-end allocation of such designated

INVESTMENT ALLOCATION

The PCC owns two let residential properties in Battersea, SW11. These form the basis of our long-term portfolio, but are not liquid.

In its non-property balances the PCC has:

- four current accounts at Nat West Bank (largely un-remunerated);
- three managed fund accounts in the CCLA Deposit Fund liquid on daily notice, earning a money-market return, and
- a 'wrap platform' securities dealing account with Standard Life Investments liquid on daily notice, comprising principally Sterling-hedged index-tracking investments (via London-listed, regulated ETF shares in the Morgan Stanley Capital International World Index component equities).

The PCC will be adding to the Standard Life platform and including in the PCC's overall global equities investment a direct investment in the Global Equities Income Fund, an actively managed 'common fund' product of CCLA, which includes discretionary management by the fund manager of the foreign currency exposures underlying the foreign equities.

The portfolio objective of the two forms of global equities investments, both liquid but held for long-term investment, are a total return per annum of upwards of 10 percent. Both have as their benchmark the MSCI World Index, comprising approximately 3000 international stocks, weighted by market capitalisation. The blend of management styles (one passively index-tracking and the second actively discretionarily managed) is to enhance diversification and reduce the combined volatility thereby. Both match Church of England advice provided by the Ethical Investment Advisory Group of the Church Commissioners.

An allocation of £120,000 has been noted for the future deployment of a Strategic Mission Fund, which is currently neither designated nor funded.

An Asset Allocation Table is available at the end of this Annual Report.

THE VICAR & WARDENS' ACCOUNT

The PCC operates one bank account at the discretion of the Vicar and the Churchwardens. This account is called 'St Mary's Parish Support Fund' which enables our church to award small sums of money to individuals in our congregation and wider community, to assist circumstances of financial hardship. The details of the individual beneficiaries and their circumstances is managed on a strictly confidential basis.

STATEMENT OF THE COUNCIL'S RESPONSIBILITIES

The members of PCC (who are the trustees for the purposes of charity law) are responsible for preparing the report of the PCC and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). The law applicable to charities in England & 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 charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the PCC is required to:

- select suitable accounting policies and then apply them consistently; observe the methods and principles in the charities' statement of recommended practice (SORP). The charities' statement of recommended practice (SORP) gives a framework for accounting and reporting, designed to: help charity trustees meet their legal requirement for their accounts to give a true and fair view; encourage consistency in charity accounting standards; give recommendations for charity annual reporting;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The PCC is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the provisions of the trust deed. They are 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.

ACCOUNTING POLICIES

A summary of the PCC's principal accounting policies, all of which have been applied consistently throughout the year and the preceding year, is set out below.

Basis of preparation: The accounts (financial statements) have been prepared under the historical cost convention. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and the Church Accounting Regulations, as reflected in the 5th edition of PCC Accountability.

Public Benefit & Going Concern: The PCC has operated in surplus in 2020, as highlighted above, and commensurately with its charitable objects. The PCC considers that there are no material uncertainties about its ability to continue as a going concern and have concluded that the accounts should be drawn up on the going concern basis.

Income recognition: All income is recognised once the PCC has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Donations are recognised when received. In the event that a donation is subject to conditions that require a level of performance before

the PCC is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period. Legacy gifts are recognised on a case by case basis following the granting of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. Interest on funds held on deposit or investment 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/financial investment institution.

Expenditure recognition: Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the PCC to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably. All major expenditure is accounted for on an Accruals Basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings.

Marketable Securities: Liquid marketable securities are held for investment purposes in line with HMRC guidelines for charities and are tax-exempt. The PCC values them at their most recent current quoted marked-to-market valuation at the daily close of business of the relevant market or exchange (while liquid, else on normally accepted prudent valuations), and records their total return (including realised and unrealised price changes and income thereon paid or accrued) as income gains or losses as the case may be.

Foreign Currency: The PCC's accounts do not contain direct exposures to foreign currencies. Its investments in marketable securities may contain indirect exposure to foreign currencies, which exposure the PCC expects to have hedged into Sterling by confining itself (unless noted in these accounts) to Sterling-denominated assets wherein underlying foreign currency exposures have been principally hedged into Sterling.

Irrecoverable VAT: The PCC is not VAT registered and is unable to claim VAT relief. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

Depreciation: Depreciation and amortisation are not applied to tangible fixed assets of the PCC.

Fund accounting: The entire funds available to the PCC are Unrestricted and can be used in accordance with the charitable objects at the discretion of the PCC. Designated funds are unrestricted funds that may be earmarked by the PCC for particular purposes.

Real property investments: Real property investments (except where noted in these accounts) are valued consistently with one another, which will usually result in their being valued at or in relation to a most recent historic transaction in real property of a like nature by the PCC. Such 'historic' valuations of real property will usually be held until a new property transaction by us prompts review of relative valuations.

Consecrated land and buildings: Consecrated and beneficial property thereon is excluded from the accounts by s.10 (27a and c) of the Charities Act 2011.

FINANCIAL REPORTS & EXPLANATORY NOTES

Income

The PCC income has risen materially through a variety of congregational sources, despite the intervention of Covid, although collection giving has suffered from restricted attendance and Life Events (particularly weddings) have been few.

Of note among congregational sources of income are the continuing receipt (£50,000 per annum) of the funding contributions towards the cost of the Associate Vicar, the receipt of the second instalment of the John Hughes Legacy (£225,000) (a final sum has been indicated for the future), and the rise in congregational giving ("Regular Giving").

Other sources of income of note have been rebates and recoveries, including the recovery of the costs awarded in the Council's litigation in respect of the barge *Landrail*, Gift Aid on congregational donations, and the rebate of principally all the eligible VAT incurred on our renovations programme (via the Listed Places of Worship Grant Scheme' ("LPoWGS")). With our renovations completed, VAT recovery will not therefore be significant in 2021.

Further, we are delighted to report that the Friends of Battersea have very generously agreed to make a £9,000 donation, making £13,000 from them towards the costs of restoring the Communion Rails.

The letting of our Crypt to Thomas's kindergarten continues to provide important income – a community relationship which we cherish.

Reorganising our investment portfolio (the additional residential letting purchased at Winfield House, and the establishment and continued deployment of our global equities allocation) has made a material contribution to our surplus and will become more important yet once fully deployed in the present period. There will be rental income added from Winfield House and, prospectively a material return from our liquid resources that previously produced a very marginal money-market return on deposit.

While not effective in 2020, we have an indicated court date in 2021 for the Port of London Authority's litigation to recover the mooring occupied by the vessel *Landrail*, in anticipation of which we expect to be able to move forward with the redevelopment of all our moorings for enhanced income.

The PCC is acutely mindful that all donations, however large or small, make a big difference and represent gifts from many individuals and families who have little to spare. We are mindful too of our engagement with our tenants and other local collaborations. Donations, rent and other contributions support the work and efficient operation of St Mary's and, in return for that implied trust, the PCC remains vigilant to ensure we manage our resources well.

Expenditure

Our contribution to Southwark Diocese for our support of the diocesan Parish Support Fund (which is a scheme to ensure that ministry across the diocese is funded, with larger, wealthier churches supporting smaller, poorer ones) was £100,500 in 2020. This was a small increase, and may be reviewed upward in 2021 to reflect our improving income and our move into surplus.

Our Associate Vicar for Community and Mission joined us in June 2018 on a five-year term of appointment. The PCC is responsible for meeting his employment costs, indirectly, to Southwark Diocese and, directly, the rental costs for his family home. These costs continue to be met in a large part by the very generous contribution of a congregational benefactor, and the balance is met by the PCC Operating Budget in support of our work of Mission.

2020's intervention by Covid led to a decrease in overall overheads, with savings made in particular on outlays budgeted for musical activities and staffing.

The conclusion of the Refurbishment Programme (interior renovation, fire detection system replacement, furniture and furnishing and organ revoicing), started in 2019, has resulted in a net capital expenditure of approximately £180,000 in 2020. This figure is calculated before the rebate gained under the LPoWGS. In addition to the capital cost of the Renovation Programme, we have invested £204,000 in the initial subscription of a marketable securities portfolio (this is to be followed by further allocations in 2021 as noted above) and £570,000 in the purchase and preparation for letting of 16 Winfield House.

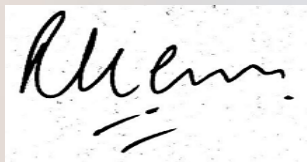
Pritchard Court Revaluation

The purchase of 16 Winfield House, a two bedroom property, has prompted us, for consistency, to revalue 2 Pritchard Court, held for many years, a three bedroom property, its prior valuation having been at an inconsistent discount. This is reflected in the balance sheet.

CONCLUSION

This has been an exceptionally unusual year for everyone. We would like to conclude by thanking every member of St Mary's who has supported the church in prayer, in service and in generous giving. We believe that St Mary's is well placed to weather the challenges ahead, as we seek to build the work of the Kingdom of God in our parish.

Signed on behalf of the Trustees on Tuesday 25th March 2021.



Mr Richard Cross
Honorary Treasurer
PCC of St Mary's Battersea



Canon Simon Butler
Vicar & Chair of the PCC
St Mary's Battersea

INDEPENDENT EXAMINER'S STATEMENT TO THE TRUSTEES OF THE ECCLESIASTICAL PARISH OF ST MARY'S BATTERSEA CHARITY COMMISSION REGISTRATION NUMBER: 1143469

I report to the PCC trustees on my examination of the accounts of the PCC for the year ended 31 December 2020.

Respective responsibilities of the Trustees and Independent Examiner

As the trustees of the charity, the members of the PCC are responsible for the preparation of the accounts. They consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act;
- Follow the procedures laid down in the General Directions given by the Charity Commissioners section 145(5)(b) of the 2011 Act; and
- State whether particular matters have come to my attention.

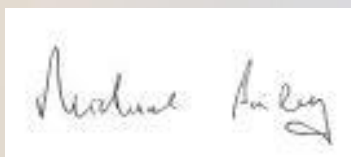
Basis of Independent Examiner's statement

My examination was carried out in accordance with the General Directions given by the Charity Commission.

An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the Accounts, and seeking explanations from the PCC representatives concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's Statement

In connection with my examination, no matters have come to my attention which give me reasonable cause to believe that in any material respect the requirements to keep records in accordance with s.130 of the 2011 Act; or to prepare accounts which accord with these accounting records have not been met; or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



25th March, 2020

Michael Bailey

Chartered Accountant

14 Ellerby Street, Fulham

London SW6 6EY

The Parochial Church Council of St Mary's Battersea

Balance Sheet as of 31st December 2020

BALANCE SHEET - STATEMENT OF ASSETS & LIABILITIES

	2020		2019	
	£	£	£	£
Fixed Assets (Long Term Investments)				
Let Property (16 Winfield House SW11) (from Nov 2020)	555,500			
Let Property (2 Pritchard Court SW11)	650,000		205,839	
Securities Portfolio (via Standard Life account)	214,990			
		1,420,490		205,839
Current Assets				
Prepayments	454			
Income Receivables	30,143			
CCLA Deposit Fund Balances on Account	705,094		1,299,961	
Call Bank Accounts (Nat West)	70,867		255,768	
Other Bank Accounts	-		700	
		806,558		1,563,798
Current Liabilities				
Creditors, Short Term	13,000		33,046	
Payroll Taxation	409		(90)	
Staff Pay	361			
		13,769		32,957
Current Assets less Current Liabilities:		613,931		1,530,841
Total Assets less Current Liabilities:		2,213,279		1,736,680
Long Term Liabilities		-		-
Total Assets less Total Liabilities (Net Asset Value):		2,213,279		1,736,680
Capital & Reserves				
Funds (Prior NAV B/F)	1,736,680		2,060,169	
Revaluation Reserve (Pritchard Ct.) (see note x)	439,261			
Statement of Operations Surplus (or Deficit)	37,338		(323,489)	
		2,213,279		1,736,680

The Parochial Church Council of St Mary's Battersea

Income & Expenditure 2020

Comprehensive Statement of Operations - St Mary's Battersea

	2020	% Total (2020)	2019	% Total (2019)	Increase (Decrease) 2020 / 2019	
	£		£		Like for Like % Incr. (Decrease)	£
INCOME						
Funding for Ordinary Operation and Upkeep:						
Regular Giving - Banking Donations	£ 57,639	11%	£ 46,408	13%	24% £	11,230
Service Giving - Cash	£ 8,552	2%	£ 25,607	7%	-67% £	(17,055)
Service Giving - Gift Aid (Current)	£ 7,327	1%	£ 10,251	3%	-29% £	(2,924)
PDQ Credit Card Giving	£ 1,631	0%	£ 450	0%	263% £	1,181
Flower Funds Donations	£ 30	0%	£ 116	0%	-74% £	(86)
Friends of Battersea - Communion Rails	£ 13,000	2%	£ -	0%	£	13,000
Legacy Instalment - John Hughes	£ 225,000	42%	£ -	0%	£	225,000
Funding Bequest Instalment (towards Associate Vicar)	£ 50,000	9%	£ -	0%	£	50,000
Other One Off Donations	£ 6,240	1%	£ 57,085	16%	-89% £	(50,845)
Weddings and Funerals Income	£ 3,752	1%	£ 10,409	3%	-64% £	(6,657)
Events Income	£ 180	0%	£ 4,094	1%	-96% £	(3,914)
Other Income and Receivables	£ 744	0%	£ 2,022	1%	-63% £	(1,278)
Asset Returns:						
Premises Income - Crypt Rental (Thomas's School)	£ 21,175	4%	£ 27,520	8%	-23% £	(6,345)
Residential Let - Pritchard Court	£ 22,200	4%	£ 22,200	6%	0% £	-
Residential Let - Winfield House	£ 632	0%	£ -		£	632
Rental Income - Other	£ 620	0%	£ 2,015	1%	-69% £	(1,395)
River Moorings Hire	£ 6,000	1%	£ 15,000	4%	-60% £	(9,000)
Securities Portfolio - Marked to Market Gain (or Loss)	£ 10,990	2%	£ -		£	10,990
Interest (distributed, unreinvested)	£ 5,586	1%	£ 14,469	4%	-61% £	(8,883)
Recoveries and Rebates:						
Recovery of Mooring Costs	£ 10,000	2%	£ 60,040	17%	-83% £	(50,040)
Gift Aid Reclamation - Historic	£ 42,134	8%	£ 19,906	6%	112% £	22,227
Renovations VAT - LPoW Grant Scheme	£ 43,011	8%	£ 43,948	12%	-2% £	(937)
TOTAL INCOME	£ 536,442		£ 361,539		48% £	174,903
MINISTRY EXPENDITURE						
Southwark Diocese Parish Support Fund	£ 100,500	48%	£ 98,000	45%	3% £	2,500
Clergy Expenses	£ 5,029	2%	£ 3,992	2%	26% £	1,037
Associate Vicar - Contribution to Employment Costs (via Diocese)	£ 40,016	19%	£ 42,526	20%	-6% £	(2,510)
Associate Vicar - Housing and Related Expense (incurred directly)	£ 36,000	17%	£ 37,997	18%	-5% £	(1,997)
Mission & Outreach Operating Expenses	£ 6,680	3%	£ 1,143	1%	485% £	5,537
Retreat Expenses	£ 269	0%	£ -		£	269
Diocese Statutory Fees		0%	£ 1,784	1%	-100% £	(1,784)
Junior Church		0%	£ 1,443	1%	-100% £	(1,443)
St Mary's Parish Support Fund	£ 250	0%	£ 750	0%	-67% £	(500)
Service Materials & Candles	£ 848	0%	£ 1,253	1%	-32% £	(406)
Travel Expenses		0%	£ -	0%	£	-
Sundry Expenses		0%	£ 129	0%	-100% £	(129)
Flowers and Garden Costs	£ 2,119	1%	£ 1,240	1%	71% £	879
Director of Music	£ 8,154	4%	£ 8,000	4%	2% £	154
Organ Scholar	£ 500	0%	£ 2,095	1%	-76% £	(1,595)
Choral Scholars	£ 3,500	2%	£ 4,500	2%	-22% £	(1,000)
Musician Fees	£ 1,290	1%	£ 8,150	4%	-84% £	(6,860)
Organ Maintenance	£ 105	0%	£ 1,080	1%	-90% £	(975)
Music License Fees & Other	£ 943	0%	£ 960	0%	-2% £	(17)
Collection	£ 387	0%	£ -		£	387
Glass Door Project Costs	£ 3,487	2%	£ 420	0%	730% £	3,067
Total Ministry Expenses	£ 210,075		£ 215,462		-3% £	(5,387)
OFFICE & ADMINISTRATION EXPENSES						
Office Staff Salaries	£ 23,614	61%	£ 23,602	62%	0% £	12
Other Employment Costs		0%	£ (667)	-2%	-100% £	667
Employment Costs		0%	£ -	0%	£	-
Nest Pensions	£ 1,217	3%	£ 541	1%	125% £	676
Recruitment Expenses		0%	£ 598	2%	-100% £	(598)
Event Expenses	£ 2,757	7%	£ 1,641	4%	68% £	1,115
Equipment Lease & Maintenance	£ 1,676	4%	£ 2,617	7%	-36% £	(941)
Software Licensing & Support costs	£ 4,385	11%	£ 4,454	12%	-2% £	(69)
Office Materials & Stationery	£ 917	2%	£ 2,510	7%	-63% £	(1,593)
Office Equipment & IT Expenses	£ 3,087	8%	£ 2,009	5%	54% £	1,078
Miscellaneous Office Purchases	£ 246	1%	£ 463	1%	-47% £	(217)
Office Staff Expenses	£ 434	1%	£ -	0%	£	434
Sundry Expenses	£ 225	1%	£ -	0%	£	225
Total Office & Administration Expenses	£ 38,556		£ 37,767		2% £	789
OTHER EXPENSES						
Repairs, Renewals & Maintenance	£ 5,811	2%	£ 7,068	2%	-18% £	(1,256)
Church Refurbishments, Fire Detection, Relamping and Organ Revoice	£ 179,645	72%	£ 387,033	90%	-54% £	(207,387)
Premises Expenses	£ 11,746	5%	£ 1,444	0%	713% £	10,301
Acquisition Winfield House - Professional Expenses	£ 17,063	7%	£ -		£	17,063
Establishment Expenses - Securities Portfolio	£ 1,045	0%	£ -		£	1,045
Maintenance for Pritchard Court	£ 3,045	1%	£ -		£	3,045
Book-keeping	£ 4,800	2%	£ 4,800	1%	0% £	-
Legal Fees	£ 857	0%	£ -	0%	£	857
Consultancy Fees	£ 2,335	1%	£ -		£	2,335
Fees to Establish Securities Portfolio	£ 1,045	0%	£ -		£	1,045
Bank Interest, Charges & Cash Collections	£ 1,423	1%	£ 11,607	3%	-88% £	(10,184)
Utilities	£ 14,873	6%	£ 1,617	0%	820% £	13,256
Other Administrative Costs	£ 593	0%	£ 12,157	3%	-95% £	(11,564)
Insurance	£ 6,191	2%	£ 6,074	1%	2% £	117
Total Other Expenses	£ 250,472		£ 431,799		-42% £	(181,327)
TOTAL EXPENDITURE	£ 499,103		£ 685,028		-27% £	(185,925)
NET SURPLUS / (DEFICIT)	£ 37,338		£ (323,489)		-112% £	360,827

PCC of St Mary's Battersea

Asset Allocation Table End of 2020 to Q1 2021

Category	Cash Deposits			Long Term Investments			Total (or Wtd Avg Ret)	Strategic Mission Fund
Liquidity	One day to one week liquidity (at market value)						Illiquid (at estimated market value)	Future Alloc. (Currently Undesignated & Unfunded)
Asset Class	Cash at Bank	Cash in CBF Deposit Fund		Securities Portfolio 1	Securities Portfolio 2	2 Pritchard Court	16 Winfield House	
Provider (or Source of Income)	NatWest	CCLA		Standard Life Platform	CCLA Managed Fund Products	Leasehold (Tenanted)	Leasehold (Tenanted)	
Year-End Balance	£70,867	£705,094		£214,990		£650,000	£555,500	£22,132,79
Year-End Alloc. (%)	3%	32%		10%	N/A	29%	25%	100%
Target Total Return (% pa)	0%	0.5%		10%	10%	3.5%	3.5%	3.0%
Benchmark	Nil	Nil		MSCI World	MSCI World	Rental Yields	Rental Yields	
Risk Profile	'Risk-Free'	'Risk-Free'		Index Tracking	Active Management	UK Residential Let	UK Residential Let	
Currency Risk	Nil	Nil		Nil	Managed Currency Risk	Nil	Nil	
After Current Reallocations:								
Q1 2021 Balance Forecast	£70,867	£119,094		£625,990	£175,000	£650,000	£555,500	£22,132,79
Q1 2021 Alloc. (%) Forecast	3%	5%		28%	8%	29%	25%	100%
Reallocated Target Return	(at constant end-2020 balances)							5.6%

THE ANNUAL VESTRY MEETING AND PAROCHIAL CHURCH MEETING 2020

AGENDA

*The Meeting will be held on Sunday 25th April 2021 after the Parish Eucharist.
(Held over from 2020 by virtue of Bishop's Legal Instruments of March &
October 2020)*

The Annual Vestry Meeting 2020

1. Apologies for Absence
2. Minutes of the Meeting held on 28th April 2019 & Matters Arising.
3. Any Other Business

The Annual Parochial Church Meeting 2020

1. Apologies for Absence
2. Minutes of the Meeting held on 28th April 2019 & Matters Arising.
3. Annual Report of the Parochial Church Council 2019
4. Financial Statements for the Year Ending 31st December 2019
5. Appointment of Independent Examiner 2020

THE ANNUAL VESTRY MEETING AND PAROCHIAL CHURCH MEETING 2021

AGENDA

The Meeting will be held on Sunday 25th April 2021 after the Parish Eucharist.

The Annual Vestry Meeting

1. Apologies for Absence
2. Minutes of the Meeting held on 25th April 2021 & Matters Arising.
3. Election of People's Warden
4. Nomination of Vicar's Warden
5. Any Other Business

The Annual Parochial Church Meeting

1. Apologies for Absence
2. Minutes of the Meeting held on 25th April 2021 & Matters Arising.
3. Election of up to Four Members of Battersea Deanery Synod
4. Election of Six Members of the Parochial Church Council
5. Annual Report of the Parochial Church Council 2020
6. Financial Statements for the Year Ending 31st December 2020.
7. Appointment of Independent Examiner 2021
8. Church Wardens' Report on Fabric, Goods & Ornaments of the Church
9. Report of the Battersea Deanery Synod
10. Electoral Roll Officer's Report
11. Matters Raised by Parishioners: Parishioners are invited to raise any matter of concern or interest that they would like the Parochial Church Council to consider.

**MINUTES OF THE ANNUAL VESTRY MEETING AND PAROCHIAL CHURCH
MEETING OF ST. MARY'S BATTERSEA
SUNDAY, 28TH APRIL 2019 AT 12.30 P.M**

Present: The Vicar and 43 Members of the PCC and Parish Church

The Annual Vestry Meeting	
1.	Minutes of the Last Meeting The Minutes of the meeting held on Sunday 24 April, 2018 were approved. Proposed: Ed Standring. Seconded: Bob Cooles.
2.	Election of Church Wardens <i>People's Warden:</i> Chris Moxey was re-elected as People's Warden. Proposed: Hallam Murray. Seconded: Sue Whitley. <i>Vicar's Warden:</i> Debbie Apostolides (DA) had decided to stand down and SB was pleased to inform the meeting that Sheila Boothe had taken up his invitation to serve in this role. This was met with acclaim. SB extended gratitude to the Wardens for their efforts and contribution over the past year with special thanks to DA for her unstinting support and confirmed that a gift would be presented to her in due course. There being no further business the meeting closed at 12.40 p.m.

The Annual Parochial Church Meeting

1.	Apologies for Absence As detailed above.
2.	Minutes of the last meeting These were presented and, with the exception of typographical errors on pages six and seven and inaccurate numbering on page eight, these were received as an accurate record of proceedings with no matters arising. Proposed: Carol Brindle. Seconded: Jenny Scott-Thompson.
3.	Election of Two Members to the Battersea Deanery Synod and Parochial Church Council The following were elected: Libby Bradshaw: Proposed by Sue Whitley; Seconded by Serena Cox Jenny Scott-Thompson: Proposed by Libby Bradshaw; Seconded by Sue Whitley
4.	Election of Members of the Parochial Church Council As a result of Libby Bradshaw's election to the Deanery Synod, there were four vacancies. The following were elected: Thelma Boateng: Proposed by Debbie Apostolides; Seconded by Michael Tete-Djawu Rex Wickham: Proposed by Sarah Bryant; Seconded by Charlotte Kirwan Richard Wilkinson: Proposed by Caroline Farrar; Seconded by Adrienne Slaughter Lizzie Wilson-Gray: Proposed by Sarah Bryant; Seconded by Jenny Scott-Thompson
5.	The Annual Report of the Parochial Church Council 2018 The report was presented to the meeting and approved. One matter was raised: Reverend Aaron Kennedy: Appreciation was expressed for the work of the new Associate Vicar, his achievements to date and his proposals for the year ahead.
6.	Financial Statements for the Year Ending 31st December 2018 Chris Moxey (Honorary Treasurer) presented his report as detailed on pages 18-25 of the Annual Report. Thanks and appreciation was extended for the time and effort that he had dedicated to establishing the new accounting procedures in conjunction with the Finance Working Group and other key members of St. Mary's. It was a great comfort to everyone that St. Mary's finances had improved to a level which could never have been envisaged some eight years ago. A few points were raised and responded to:

The Annual Parochial Church Meeting, Continued...	
6.	The following points were noted: • Finance Report: Whilst there is a separate Finance Report, it was noted that the past year had been a very fruitful one for St. Mary's. • Fabric Trust: The closure of the Fabric Trust had been a very work-intensive exercise primarily due to having to identify the individuals into whose names various investments had been registered. These issues were resolved and resulted in the disposal of all the investments and the transfer of proceeds of £532,156 to the PCC in December 2018. • Bequests and Donations: St. Mary's also benefited from the extremely generous bequest from John Hughes. In addition, there were a number of bequests from former members of the congregation such as Diana Goodwin and Bryan Moynahan as well as those from other individuals who wished to remain anonymous. • Accounting Practices: As a result of the new Sage 50 system being fully operational the accounts are now very clear and transparent and constitute the future reporting structure. • Moorings Project: The vicar confirmed that a further payment of circa £60,000 is anticipated following the success of the recent litigation process. • Travel Expenses: It was noted that these included those relating to the visit to Flanders in June 2018. The adoption of both the Accounts and the Annual Report of the PCC Secretary were proposed and agreed by all present.
7.	Appointment of Independent Examiner 2018: Chris Moxey proposed and everyone was in agreement to the reappointment of Michael Bailey as Independent Examiner.
8.	Churchwarden's Report on Fabric, Goods and Ornaments: Robert Cooles, Fabric Officer, presented his report on behalf of the Wardens. It was confirmed that some external signage will be updated/repared shortly and the Friends of Battersea Church have agreed to finance the repair of the Communion Rails. The report on Fabric, Goods and Ornaments was approved by all present.
9.	Report on the Business of Battersea Deanery Synod: Leslie Spatt presented this report which was approved. Leslie encouraged members to fill the Deanery Synod places in the light of the forthcoming General Synod elections.
10.	Report on the Electoral Roll: David Britten reported the number on the roll as 192.
11.	Matters Raised by Parishioners: <i>Timing of Evensong:</i> Lizzie Gray asked that the Council consider moving the time of Evensong to either 5.30pm or 7.30pm <i>Access to the Main Altar:</i> Sarah Bryant asked that the Council consider installing a handrail to enable people to get more easily into the chancel.
12.	The Meeting closed at 1.00pm with the saying of The Grace.

Church Wardens' Report on the Fabric Goods & Ornaments of the Church

Thanks to the Covid epidemic the year to March 2021 has seen parishioners' access to the Church building severely limited and so any initiative concerning the fabric has been very restricted as well.

It was a huge blessing that the latest restoration of the building was substantially completed just before the first lockdown. It meant that the organ which was one of the last items to be dealt with was finished just as lockdown struck and so it was some time before we could hear it again.

Loose ends remain inevitably – such as the cushions for the side aisles which arrived just before Easter.

Despite the difficulties the maintenance of the Church has continued under the watch of the Fabric Committee. The pandemic has meant that the Church has had to move into 21st century technology and items purchased for the Church have been to do with the equipment for providing online services – with the advantage that people can either participate in “real time” or later at their leisure. There has been one new ‘ornament’- the set of rose vestments for the appropriate Sundays in Lent and Advent beautifully made by Stephen Miles.

The Moorings have been a regular feature of this report for many years and latterly court proceedings between one owner and the Port of London Authority have dragged on. There is a hearing in late 2021 which it is hoped to bring matters to a conclusion so that the work to provide proper moorings for the barges – first contemplated some 30 years ago – can be carried into effect.

Locked out of the Church the Fabric Committee had been active with the churchyard. No-one will have missed the transformation of the churchyard from a rather nondescript open space to a cheerful area of daffodils and spring flowers. Other improvements have been carried out – such as the provision of a bicycle rack, a bin store, new (and well used) benches, nesting boxes and a bird bath. Our thanks to Sue Lucas and her energetic team for pursuing this work during the past year.

Apart from as stated the goods and ornaments of the Church are unchanged and the Archdeacon on a delayed Easter visitation should find the fabric, goods and ornaments to be in good order.

Robert Cooles for the Fabric Committee

Electoral Roll Officer's Report

No revision of the Electoral Roll took place in 2020. The Electoral Roll presented to the Annual Meeting in 2021 stands at 174. 11 new members were added and 24 were removed. It may well be that this is an underestimation of active membership as this does not include new members worshipping online or those who are yet to return to public worship.

Felicity Brindle, Acting Electoral Roll Officer

Report on the Business of the Battersea Deanery Synod 2019 & 2020

Battersea Deanery Synod 2019 & 2020

The Deanery Synod met three times during 2019. All were open meetings to which Synod members could invite other members of their churches. On 28th February the meeting was held at St Mary's and the MP for Battersea, Marsha de Cordova, was present. The title was 'Faith in Politics' and Marsha was interviewed by the Revd Tif Ewins. Marsha shared aspects of her early story, how she came to faith and how she got started in politics. Tif also drew Marsha out on her experience of visual impairment and we heard how this was shaping her priorities as an MP and as Shadow Minister for Disabilities. At this meeting there were also reports from Battersea Welcomes Refugees and about pastoral support to the families of two recent murder victims. Financial support from churches to the two church schools in the deanery was acknowledged and prayer requests from the two schools were shared.

On 26th June the meeting took the form of a Garden Party at the home of the Revd Leighton Carr. The guest speaker was Peter Graystone who is the lay training officer for Southwark Diocese but also a writer, mission-thinker and Church Times columnist. As part of his presentation on discipleship, Peter encouraged those present to speak about resources like courses, books, videos and people that they had found helpful. Along with some additions after the meeting, these were compiled into a list that was distributed to Synod members for future reference.

On 27th November the meeting was at St Peter's, an evening with Arabella Dorman who is internationally recognised as a war artist whose work explores the reality of conflict today - displacement, exile and the lasting possibility of courage and hope. Arabella's title is "the possibility of light: an artist's journey from Iraq to Syria". The Area Dean with two other members of Battersea Welcomes Refugees had previously attended a presentation by Arabella at Thomas's School. They had wanted others to have an opportunity to learn of Arabella's work. During the year Deanery Synod was kept informed of the progress of its motion on Refugee Professionals, which Vasantha Gnanadoss had already successfully presented at Southwark Diocesan Synod. It was eventually debated by General Synod at York in July and was passed, though in an amended form.

In August 2019 General Synod elections took place for 2 lay members for Southwark Diocese. All lay members of Deanery synod were entitled to vote: For St Mary's these were Libby Bradshaw, Serena Cox, Matthew Guest, Jenny Scott-Thompson; also Leslie Spatt on Diocesan Synod.

11 candidates stood for election from which Mrs Rebecca Chapman and Ms Theo Shaw were appointed to serve on General Synod for Southwark Diocese.

In 2020 the first meeting on 12th February was held in person but all subsequent meetings have been held by zoom. The February meeting had little business except a report on deanery donations to Christ Church and St George's schools. We welcomed Bishop Richard to speak to us this evening. The Bishop had spent the day in the deanery including visiting

Report on the Business of the Battersea Deanery Synod 2019 & 2020 continued

Christ Church school, St Mark's church food bank, preparations for the Glass door Night Shelter and learning about prison ministry in the deanery. A small group of us involved in Battersea Welcomes Refugees hosted a lunch for Bishop Richard where he met all the families and learned their stories. Two of the Syrian ladies had prepared a Syrian meal for us all.

Bishop Richard's talk included subjects such as science and belief, mixed ethnicities and religions, Church and Mosque twinning, the recent terrorist incident in Streatham and the five marks of Mission and Ministry. He also mentioned he is the lead for Environmental issues in the Diocese and talked of working towards Southwark becoming an Eco-Diocese.

On 18th June we held our first zoom Deanery Synod. The business part of the meeting reported on 'look and create playlist' packs for children that were being issued to primary school children to encourage creative activity, various support systems for those in need including provision of food packs by St Thomas and Emmanuel schools. The main content of the evening was each member being asked to respond to the following 4 questions:

1. What have we gained in lockdown that we want to keep?
2. What have we gained in lockdown that we want to lose?
3. What have we lost in lockdown that we want back?
4. What have we lost in lockdown that we want to stay lost?

This was an interesting and useful exercise. The area Dean noted we had covered social, environmental, communal, musical and spiritual aspects in our replies.

Our final meeting of the year on 22nd October was also on zoom. The business part of the meeting reported on the work done at Christ Church school delivering food parcels and liaising with families. Battersea Welcomes Refugees also reported there had recently been a crisis in one family's accommodation requiring urgent repairs. The family had been moved to temporary housing in Sydenham which was too distant from work and school. Within 2 hours an offer had been made of a local flat, white goods were donated and furniture co-ordinated so the family moved in the following day – a real answer to prayer!

The main topic for the evening was a recording of a talk by Amanda Khozi Mukwashi, CEO of Christian Aid which had been shown at a recent Southwark Clergy Study Day. The topic was 'What does the World Church have to say to us now about the Church of the Future?' It was a challenging and thought-provoking talk generating much discussion. Space does not allow me to cover this in detail but the talk may be found on the following link: <https://youtu.be/uPnBMpiZjUc> The introduction to the speaker starts after about 3mins 20 seconds.

Libby Bradshaw