

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST JOHN WITH ST JAMES, WALHAM GREEN.

England & Wales - Charity number 1147892

Details

Other names THE PCC, ST JOHN'S, FULHAM

Status Registered

Legal form Previously excepted

Registered 2012-06-29

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

Contact

Address St. Johns Church
North End Road
London
SW6 1PB

Phone 02073857634

Email admin@stjohnsfulham.org

Website www.stjohnsfulham.org

Activities

Objects: PROMOTING IN THE ECCLESIASTICAL PARISH THE WHOLE MISSION OF THE CHURCH.

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

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- Hammersmith And Fulham

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£149,023	£122,034	-	-
2023-12-31	£156,270	£218,995	-	-
2022-12-31	£177,028	£199,374	-	-
2021-12-31	£145,196	£146,019	-	-
2020-12-31	£117,010	£119,037	-	-

Trustees

Name	Role	Appointed
Rev Christopher Rankine	Chair	2019-10-29
Andrew Norman Edmund Wilson		2023-05-01
CATHY WILLIAMS-BAKER		2013-05-11
Gifty Innocencia Jaques		2022-05-01
Peter David Picton		2025-08-03
Sarah Louise Chambers		2021-09-01
Uzoamaka Adaeze Ezinne Chigbue		2023-05-01
Yuk Ying Yeung		2023-05-14

Accounts

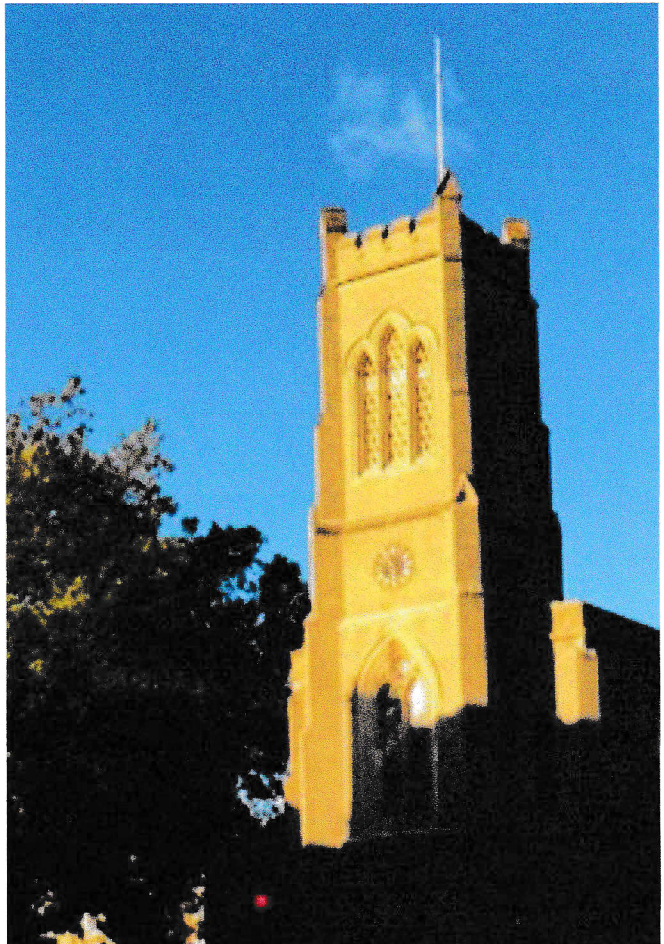


The Parochial Church Council of
the Ecclesiastical Parish of
St John with St James, Walham Green

Report of the Trustees
for the Year Ended 31st December 2024

Aim and Purposes – What we are here for...

- To enable all people to encounter and worship the living God, Father Son and Holy Spirit.
- To live the love of God – Father Almighty, Creator of heaven and earth
 - living God's love in generous action and patient care
 - working for justice and peace and the integrity of creation
- To know God and ourselves more truly, through God's only Son, our Lord Jesus Christ
 - growing as disciples, faithful to the call and teaching of Jesus.
 - enabling all people to live lives that fulfil the unique potential created in each of us.
- To build loving community through God the Holy Spirit - strength, guide, defender, inspirer
 - welcoming all people regardless of age, wealth, ability, race, culture, sexuality or gender
 - providing healthy fellowship, where everyone can find friendship, care and belonging,
 - working with others to build a just society in which all can live life to the full and make a difference in the world



The PCC is also specifically responsible for the maintenance of the church building with its rooms and halls, used as a resource for the fulfilment of the church's aims and purposes.

Objectives and Activities – How are we living that out...

Worship and Encounter

St John's seeks to enable worship and encounter with God 365 days a year: Sung Mass with children's activities on Sundays; and weekdays with daily prayer and mass. The sacrament chapel is always open each day and the Calvary and grounds, for people to be still in themselves and with the God of our Lord Jesus. Sunday worship and festivals are supported by music provided by St John's choral scholars under the leadership of a director of music.

We provide opportunities for encounter and worship through the seasons – with special services for Advent and Christmas; Lent, Holy Week and Easter; All Souls and Remembrance. St John's also helps people to mark moments of lament and celebration as households, community and nation, including baptisms weddings and funerals.

Living the Love of God – care, generosity and justice

St John's Church creates opportunities to provide care and support and opens its facilities to enable other groups and organisations whose aims and objectives are in common, or at least not contrary, to our own – frequently groups are offered a preferential rate, especially for groups run by volunteers and new businesses. Our own projects include working with the Glassdoor Homeless Charity – providing a meal and shelter on Thursday evenings from November to April, alongside a large number of other churches. This year began an experiment of a community meal on a Wednesday evening providing a dinner and a warm environment for those that ask. In common with conscientious nations and communities and the worldwide Church, we are committed to being at least carbon neutral by 2030 – especially as we develop and restore our building and grounds.

To Know God and ourselves more truly – enabling potential

St John's provides programmes that give people the opportunity to explore questions of faith and life. There are weekly and seasonal groups – Wednesday Café church/bible study group; Lent Groups; and occasional events such as the pilgrimage to Walsingham. We also provide materials in printed and online media.

We have a deliberate policy of enabling people to discover their potential; to this end, we have created eight choral scholarships – we are immensely grateful to a donor who helps us achieve that. We also provide space for young musicians to practice; and host concerts that are open to the public on a donation basis.

Our facilities are used by many community groups, including activities for children and adults in art, dance and ballet, health and fitness and martial arts/self-defense. We are delighted to be the home for the Peques Nursery which started at St John's and has expanded beyond our walls and community.

We are very proud of our primary school – St John's, Walham Green – and their work with and for the children and staff. There are three church members who serve on the governing body, and the vicar leads collective worship for Early Years, Key Stage 1 and Key stage 2 each week; and provides support for the curriculum.

Welcome, Fellowship and Community

Worship is consciously open to everyone; we have level access from the street, a hearing loop, and large print; we are part of the Inclusive Church Network; families are provided for, with changing facilities for babies and sensory play, activities for primary age children, and opportunities to participate through children's choir, bible reading and servers. Children are able to make their first holy communion from age 7. We provide communion at home and livestream Sunday and weekday services for those not able to join us in person.

We maintain a newsletter, website and Facebook page through which we keep people connected with what is happening. Each Sunday there is the opportunity to gather for refreshments. The St John's Music Association stages concerts and recitals at the Church which attract members of the public.

St John's works with and alongside a number of local organisations, including the Stoll Foundation for veterans, the Farm Lane Nursing Home, Fulham Primary School, and several local churches. We are pleased to welcome Community Payback to work with us – they do a significant amount of work and we seek to provide opportunities that make a worthwhile contribution and which values and enables skills and experience.

Achievements and Performance – What we have done this year...

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

Strategy

There has been a shared level of dissatisfaction with our progress and standards on several fronts and the last six months of the year involved an exploration of the circumstances that we find ourselves in, the issues and obstacles that get in the way, a seeking of God's vision and call, and experimenting with strategy and process. The outworking of that process saw its launch to the church over Christmas 2024, with a report to the church on the impact of significant events on the life and mission of the church, and the publishing of a vision and strategy for the renovation of the life, mission and responsibilities of the church. The core aim being to have moved the church from maintenance and crisis management to being enabled for mission by the end of 2025. The content of the published documents is included at the end of this report.

Worship

Sundays: Congregations are growing steadily; we have been pleased to welcome twenty people who are new to the church and three returning. The average numbers at the 10.30 mass have taken another small step upwards and the evening family mass and choral evensong appears to have established stable numbers.

Weekdays: We have continued to maintain a daily morning and evening prayer and mass – with a small congregation for each – we would like to express our thanks to Mother Tina who continues to provide cover on Monday and Saturday, and to those who by their regular attendance help keep the prayer of the church going.

Ministries: During the year we have continued slowly to develop the children's activities at mass, and we are encouraged by the recruitment of four volunteers to support this on a Sunday morning. Refreshments are a ministry where we seem to be modelling something of what we would like for all our ministries – a group of people working together and supporting one another, and encouragingly have been making moves to be self-sustaining under their own steam. Through our growing number of volunteers in worship, we have been able to maintain the livestream for Principal and Weekday services, grow a team of Ministers of Holy Communion, a group of intercessors, expand the team of readers.

Music: We have bid farewell to Domenico Gioffre and consequently the choral scholars in the summer this year. Domenico joined us in 2018 and has had a major impact on the scope of the music in worship, along with the work of the deputy director Matthew Price and the choral scholars themselves. We remain committed to the choral tradition, but we are not rushing into the next stage of our musical journey. For the moment we need to resolve the financial issues that we have faced to ensure that any development is secure. Our expectation is that we will be launching the recruitment process for a new director of music in March 2025 – there is encouraging interest from the recruitment of temporary organists. Special thanks to Matthew Price who supported us to Christmas.

Mission and Discipleship

St John's School

Following the church building being out of action for six months, the school has returned to its pattern of coming to church twice a term for worship we were able to welcome Juniors for mass three times over the year the infants for their harvest festival, Infants and Juniors for each of their Christmas Carol Services, the infants also came for their Candlemas Celebration, and the juniors for the Year 6 Leaver's Service. The vicar leads collective worship for Early Years, Key Stage 1 and Key stage 2 each week; and provides support for the curriculum.

This year saw the school take on both OFSTED and SIAMS inspections – in both these case the inspectors spoke in the highest terms about the quality of care, the ethos of the school and the high standard of education. With the end of the summer term Barbara Wightwick retired as head teacher, she has contributed an immense amount to the life of our school and we are grateful for her service and ministry. We congratulate Hannah Abu-Ghaida who has been our deputy head teacher for the last four years and is now appointed head teacher. There are three

church members who serve on the governing body, our thanks to Marin Daley and Jacquetta Picton who have stepped forward to fill our foundation places on the governing body.

Mission Outreach

We have been immensely pleased to announce the return of the Glassdoor nightshelter. The setting up of a women's night-shelter has obviated the problems with the structure of the building and allowed us to offer support when the charity needed help. Glassdoor have also continued the daytime drop-in support facility for homeless women; piloted last year, this has proved very successful and off the back of this may be rolled out more widely across London. Our thanks to Zanni for supporting this work.

We have also welcomed a small group of volunteers who have launched a community meal through the winter months – the Drop-in Diner on a Wednesday evening. It has been a slow start while it gets known, but we are seeing growing numbers into the new year, and there is a vision to grow a much larger ministry in partnership with them to reach out to families and to provide day-time drop in facilities for the community. For the moment, we are excited to see a third outreach event launched at St John's.

Buildings and Maintenance

During the year we replastered and painted one of the walls in the upper hall; sorted out the Schedule B permissions to enable the nursery to redecorate the walls and strip and varnish the upper hall floor. Research was done into the restoration of the pigeon spikes and a competitive quote agreed from one of our reliable contractors – work is booked for the new year.

We completed the testing and servicing on Fire alarm and extinguishers, tower clock, gas services, boiler, lighting conductor, central heating for the main church nave and lower hall. The light fittings were re-focused and re-commissioned at high level at the church area. Gutters, downpipes and hoopers were cleaned twice last year.

Refurbishment of interior of Church

The end of the year saw us able to begin to move on the Stage 1 development again, with the required meetings completed by PCC and with architects. We are looking forward to seeing drawings in the Spring 2025.

Renewal of the Contract with Peques Nursery

This is our biggest contract, and its renegotiation was a major piece of work taking almost the whole year. We contracted the services of a surveyor and over the year the nursery and the church have been able to negotiate through a number of issues that have been problematic over the years and achieve a significant uplift in the income received. It will take some time to see how much extra profit there is in that for us, as we have also changed the way in which utilities are charged to a fairer system – 'fairer' being that advised by the surveyor.

Deanery Synod

During the year, the Synod met four times this year. Topics included "Our Encounters with Christ" testaments as to God's intervention in our lives to create change, encouragement, growth and salvation in us as disciples of Jesus; Continuing challenges of running a Foodbank; Sunday Suppers outreach programme and report on the Diocesan Synod; the Rt Rev Graham Tomlin, our previous area bishop, came to speak about the work of the Centre for Cultural Witness which aims to "inspire a renewal in the public understanding of the Christian faith" focusing on Communication, Leadership and Research.

Electoral Roll

We currently have 52 people on our new electoral roll.

Log Book, Terrier and Inventory

We rely on Margaret Kardacz, our Administrator, to maintain the Log Book which relates to the repairs required in the building and is up to date. A full review of the Terrier and Inventory has been undertaken – our thanks to Margaret and Mother Tina who have completed that significant piece of work.

Safeguarding

The care and protection of children young people and adults involved in church activities is the responsibility of everyone who participates in the life of the church. The PCC is committed to promoting a safer church in accordance with the House of Bishops' Policy Statements 'Promoting a Safer Church' (2017) and 'Protecting All God's Children' 4th edition (2010) and the Diocesan Safeguarding Policy 'Promoting a Safer Diocese' (2018); in particular:

- Promoting a safer environment and culture.
- Safely recruiting and supporting all those with any responsibility related to children, young people and vulnerable adults within the church.
- Responding promptly to every safeguarding concern or allegation.
- Caring pastorally for victims/survivors of abuse and other affected persons.
- Caring pastorally for those who are the subject of concerns or allegations of abuse and other affected persons.
- Responding to those that may pose a present risk to others.

If anyone does have cause for concern, please use the contacts on the "Promoting a Safer Church" poster, talk to Fr Chris or phone 999 if there is concern of immediate danger. Do not delay reporting.

The council has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, fully recognising its duty to have due regard to House of Bishops' guidance on safeguarding children and vulnerable adults.

Approved by the Parochial Church Council and signed on its behalf by:

Signed:  Date: 24 February 2025

The Reverend Christopher Rankine

**Independent Examiner's Report to the Trustees of
The Parochial Church Council Of
The Ecclesiastical Parish Of St John
With St James, Walham Green**

Independent examiner's report to the trustees of The Parochial Church Council Of The Ecclesiastical Parish Of St John With St James, Walham Green

I report to the charity trustees on my examination of the accounts of The Parochial Church Council Of The Ecclesiastical Parish Of St John With St James, Walham Green (the Trust) for the year ended 31 December 2024.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Gareth Owen Hughes ACA
The Institute of Chartered Accountants in England and Wales

Garside and Co. Limited
Suite 631, Linen Hall
162-168 Regent Street
London
W1B 5TG

Date: 7/5/25

RECEIPTS AND PAYMENTS ACCOUNT
for the year ended 31st December 2024

		Unrestricted	Designated	Restricted	Endowment	Total	Total
		funds	funds	funds	funds		
Note	£	£	£	£	£	2023	2024
RECEIPTS							
Donations & Gifts received		16,571	—	1,312	—	17,883	22,607
Grants received	2(a)	704	—	5,365	—	6,069	5,794
Tax refunds under Gift Aid	8	3,699	—	343	—	4,041	4,032
Rental income	8	111,802	—	—	—	111,802	112,296
Other church activities		1,931	—	414	—	2,345	3,598
Investments	2(b)	905	—	4,354	—	5,259	7,503
Other receipts	2(c)	1,623	—	-	—	1,623	440
Total receipts		137,235	—	11,788	—	149,023	156,270
PAYMENTS							
Raising funds		8,115	—	1,524	—	9,639	
Diocesan parish contribution	2(d)	58,260	—	—	—	58,260	58,260
Clergy & Staffing costs	6	31,481	—	—	—	31,481	45,749
Cost of services		20,408	—	3,685	—	24,093	
Mission & Outreach		1,192	—	—	—	1,192	
Church & Hall running costs	8	14,519	—	1,626	—	16,145	36,406
Church & Hall utility costs	8	5,094	—	—	—	5,094	
Office costs		2,383	—	205	—	2,589	20,994
Mission giving & Donations		40	—	—	—	40	190
Governance costs		1,197	—	—	—	1,197	
Major building works	2(e)	700	—	8,322	—	9,022	55,471
Other payments		59	—	—	—	59	1,925

Total payments		143,450	—	15,362	—	158,812	218,995
Excess of receipts over payments		(6,215)	—	(3,574)	—	(9,789)	(62,725)
TRANSFERS							
Gross transfers between funds – in	3(a)	207	—	16	—	10,458	
Gross transfers between funds – out	3(a)	(16)	—	(207)	—	(10,458)	
Net receipts / (payments) before other gains		(6,024)	—	(3,765)	—	(9,789)	
Net movement in funds		(6,024)	—	(3,765)	—	(9,789)	
RECONCILIATION OF FUNDS							
All assets at 1st January		12,136	6,000	113,688	—	131,824	See Note 1(a)
All assets at 31st December		6,112	6,000	109,922	—	122,034	131,824

STATEMENT OF ASSETS AND LIABILITIES
at year ended 31st December 2024

		Unrestricted	Designated	Restricted	Endowment	Total	Total
		funds	funds	funds	funds		
	Note	£	£	£	£	2023	2024
Current assets – Cash at bank and In Hand							
‘Community’ Current Account		8,286	—	382	—	8,669	3,690
‘Building’ Current Account DGW Trust Current Account		264	—	9,974	—	10,238	15,693
‘Music Assn’ Current Account pending		171	—	1,850	—	2,021	1,463
General Deposit Account		(1,197)	6,000	9,166	—	13,969	28,065
‘Building’ Deposit Account		—	—	88,934	—	88,934	84,580
Cash In Hand		80	—	-	—	80	12
		7,606	6,000	110,306	—	123,912	133,504
Liabilities							
Agency payments	4(a)	—	—	384	—	384	181
Key Deposits	4(b)	1,494	—	—	—	1,494	1,499
		1,494	—	384	—	1,878	1,680
Total assets less liabilities		6,112	6,000	109,922	—	122,034	131,824

Represented by:

Unrestricted

General Fund		6,112	—	—	—	6,112	12,136
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Designated

Vicarage Fund	3(b)	—	6,000	—	—	6,000	6,000
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Restricted	3(c)						
Building Development Fund	—	—	98,908	—	98,908	100,273	
Lunch Club Fund	—	—	7,502	—	7,502	7,502	
Music Association Fund	—	—	1,848	—	1,848	1,463	
Robert Presley Fund	—	—	1,039	—	1,039	3,824	
Steinway Fund	—	—	625	—	625	625	
Assets retained for church use	6,112	6,000	109,922	—	122,034	131,824	

The notes on pages 11 to 16 form part of these accounts

Approved by the Parochial Church Council and signed on its behalf by:

Signed:  Date: 24 February 2025

The Revd Christopher Rankine

The Parish of St John with St James, Walham Green
NOTES TO THE ACCOUNTS
for the year ended 31st December 2024

1 ACCOUNTING POLICIES

1(a) Basis of financial statements

The financial statements have been prepared in accordance with the *Church Accounting Regulations 2006*, and the *Charities Act 2011*. Within the scope of these requirements, the financial statements of the PCC have been prepared using the Receipts and Payments basis. Particular liabilities have been included in the Receipts and Payments account, so that the year-end bank account balances may be properly understood.

The financial statements for 2023 and years preceding were prepared on an accruals basis. Therefore, the comparative data for 2023 in the Receipts and Payments account, which has been obtained from the 2023 accounts, should not be regarded as providing an exact comparison. The Receipts and Payments in the 2024 accounts have been segmented in a more detailed way than hitherto; consequently, especially for some expenditure items, direct comparison with previous categorisation may be misleading. Detailed information regarding the 2023 accruals is given in Note 8.

St John with St James constitutes a public benefit entity within the meaning of the Charities Act 2011. 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 their main affiliation to another body, nor to those that are informal gatherings of church members.

1(b) Fund Accounting

Unrestricted Funds are funds that are available to be spent on the PCC's general purposes in furtherance of the objectives of the charity.

Designated Funds are general funds set aside by the trustees for use in the future. Designated funds remain unrestricted, and the trustees may move any surplus to other unrestricted funds. The aim and use of each restricted fund is set out in Section 3(b) of these notes.

Restricted Funds comprise revenue donations or grants for a specific activity intended by the donor. Any balance within a restricted fund remaining at year-end is carried forward within that fund. The aim and use of each restricted fund is set out in Section 3(c) of these notes.

1(c) Tangible Fixed and Movable Assets

For accounts prepared on the 'receipts and payments' basis, no valuations are required for any non-monetary assets. All major fixed and movable assets used by the Church are listed in Section 5.

1(d) Current Assets

Short term deposits comprise cash held in the PCC's main current accounts at Barclays Bank. Monies not likely to be required during the short term are placed in deposit accounts operated by CCLA investment management.

1(e) Investments

The Church does not possess any long-term investments.

1(f) Liabilities

Monies collected on behalf of other organisations, and placed into the PCC's bank account pending disbursement are shown in the Statement of Assets and Liabilities as 'Agency collections'. Also shown in the Statement of Assets and Liabilities are Key Deposits taken from hirers of the Church Hall and held as security against loss or damage. Any debts owed by the church or amounts that the church is committed to paying at some time after the end of the 2024 financial year, other than normal routine expenditure, are listed in Section 4 of these notes.

2 FURTHER DETAILS OF RECEIPTS AND PAYMENTS ITEMS

2(a) Grants received

During 2024, two grant payments totalling £6,069 were received from the Listed Places of Worship grant scheme, these being reimbursement of VAT payments on previously-settled building contractors' invoices.

2(b) Investments

Investment income was received from two bank deposit accounts.

2(c) Other receipts

Other receipts included insurance claims for accidental damage in the church, totalling £1,473.

2(d) Diocesan parish contribution

The Parish offered to pay a total of £58,260 to the Diocese of London during 2024, as its Common Fund contribution. This was paid in monthly instalments, in full, and on time.

2(e) Major building works

Major repairs to the church high-level plasterwork were carried out during late 2023, together with decorating. The final invoices were not settled until 2024. See also Note 8.

3 FUNDS

3(a) Fund Movements

The movements in funds during the year were:

	Brought Forward	Receipts	Payments	Transfers	Gains & Losses	Carried Forward
	£	£	£	£	£	£
Unrestricted						
General Fund	12,136	137,235	143,450	191	—	6,112
Total Unrestricted Funds	12,136	137,235	143,450	191	—	6,112
Designated						
Vicarage Fund	6,000	—	—	—	—	6,000
Total Designated Funds	6,000	—	—	—	—	6,000
Restricted						
Building Development Fund	100,273	9,969	11,128	(207)	—	98,908
Lunch Club Fund (Note 8)	7,502	—	—	—	—	7,502
Music Association Fund	1,463	919	550	16	—	1,848
Robert Presley Fund (Note 8)	3,824	900	3,685	—	—	1,039
Steinway Fund	625	—	—	—	—	625
Total Restricted Funds	113,688	11,788	15,362	(191)	—	109,922
Grand Total	131,824	149,023	158,812	—	—	122,034

The **General Fund** represents the funds of the PCC that are not subject to any special restrictions regarding use and are available for application to the general purposes of the PCC. The General Fund excludes funds designated for a particular purpose by the PCC.

3(b) Designated Fund Details

The **Vicarage Fund** contains monies set aside by the PCC to assist the Diocese with future repairs and renewals of the Vicarage fabric.

3(c) Restricted Fund Details

The **Building Development Fund** has been established to receive grants and other income to be expended solely for the purpose of renovating the church building of St John's, Walham Green.

The **Lunch Club Fund** contains monies originally donated by the Dr Edwards and Bishop King's, Fulham Charity (DEBK) to support the operation of a weekly lunch club at St John's. Lunch Club activities ceased at the time of the Covid pandemic, but have not yet resumed. It is the intention to re-launch the Club at some future point, and the donated funds are therefore being retained for the time being.

The St John's **Music Association Fund** receives money donated for the purpose of bringing music to a wider public audience. During 2024 the Fund was used to support the costs of lunchtime and evening music concerts at the Church.

The **Robert Presley Fund** receives money donated for the purpose of supporting the work of music vocal performers. During 2024 resources from this Fund have been expended on music recording sessions, and musicians' performance fees.

The **Steinway Fund** has been established to receive donations towards the major repair of a valuable Steinway piano that belongs to the Parish.

4 LIABILITIES

4(a) Agency payments

Agency payments are monies held within Parish bank accounts that have been collected or aggregated on behalf of other organisations pending remittance. Such monies, which typically include charitable collections and fees payable to the Diocese, are not part of Church funds.

As at 31/12/24 funeral fees collected during 2024 on behalf of the Diocese and awaiting disbursement amounted to £384.

4(b) Key deposits

Key deposits are taken from regular and occasional hirers of church premises, and held during the period of hire in the 'Community' current account as security against loss or damage to church property.

4(c) Diocesan parish contribution

The payments made to the Diocese of London known as 'Common Fund' represent a share of the total cost of clergy stipends, clergy housing, and Diocesan support.

The Parish has offered to pay a total of £58,260 as its Common Fund contribution for 2025.

5 FIXED AND MOVABLE ASSETS USED BY THE CHURCH

Fixed assets

The church building at St John with St James comprises a combined church and church hall suite. The church hall suite comprises a narthex area, known as the Lower Hall, immediately outside the main worship area, and a further Hall at first-floor level. On opposite sides of the main entrance to the church are a lady chapel and the parish office.

Moveable church furnishings

All items are included in the Church's inventory. Small items of any significant value are stored in the church safe. There were no significant non-monetary assets of this type requiring a narrative description in these notes.

Equipment for use by the church

Office equipment, including computing equipment, reprographic machine, and office furnishings, is provided in the parish office.

6 STAFF COSTS AND EMPLOYEE BENEFITS

During 2024 the Parish had 2 direct employees: a Parish Administrator and a Director of Music, both being part-time. In addition to salary payments for these posts, the PCC made payments totalling £1,706 reimbursing the working expenses of the incumbent (on the payroll of the Diocese of London) and settling Vicarage water charges.

7 RELATED PARTIES

Mrs Lucilla Royden, a member of the PCC, used the Lower Hall for individual dancing practice during 2024 without prejudice to existing or potential Hall usage. In return for the use of this spare capacity the PCC received regular donations from Mrs Royden.

No other payments, expenses, or other benefits were granted to any PCC member, persons closely connected to them, or related parties.

8 2023 ACCRUALS

The 2023 Financial Statement contained the following accrual items:

Debtors

	£
Income Tax recoverable	925
Lettings and other	11,148
Total Receivables	£12,073

Both the above items have been included within 2024 receipts.

Creditors (amounts due within one year)

	£
Goods and services	15,897
Building renovation works	9,778
Grant from DEBK Fund received in advance	7,502
Robert Presley Bursary	3,824
Total Creditors	£37,001

Except as follows, these creditor items have been discharged within 2024 payments:

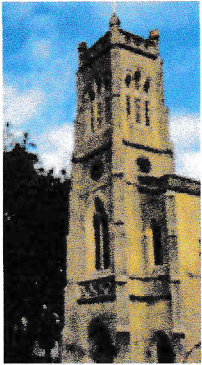
- £1,039 of the Robert Presley Bursary remained unspent at 31/12/24, the Fund having received £900 during 2024.
- The Grant from DEBK was received in 2019, and remains unspent in the Lunch Club (restricted) Fund. For further details, see Section 3(c).

Vision and Strategy 2025

History and Vision

St John's Church will be 200 years old in 2028: what will have done, what will the state of play be for God to be able to say, well done, good and faithful servant? Gospel of St Matthew 25.23a

In 1828 Parliament supplied a grant of money to grow the number of churches and parishes, responding to the population shifts brought by the industrial revolution. It was part of a wave of national thanksgiving following the Battle of Waterloo. St John's was one of those churches, built in response to thanksgiving, vision and care.



The original building could seat over a 1000, which was an extraordinary vision, given that it was built in the hamlet of Walham Green in the midst of farm land; it was only much later that it became an urban area. In 1836, the church added a primary school for the parish.

In 1880, in the now busy Fulham, the Batty brothers, vicar and curate, started the church on the journey to the tradition we have now, declaring that light, colour, movement and joy should be the marks of Christian worship and make churchgoing as attractive as comedian Dan Leno made his theatre in Walham Green.

The parish hall built in 1912, became a hub for local groups. Right through the 1950's and 60's—people remember going to dances, youth going to a club called Boanerges— Jesus' nickname for Ss James and John, it means 'Sons of Thunder'; what great name for a youth club! There was a boys brigade, Mother's Union, Scouts, a new school building, a robed choir, study groups, and much more.

Stories of Adversity

Recent history comes not from studies but from powerful stories that are told:

It was raining in church in 1985, plaster and paint peeling. The use of the parish hall was leased away for a 100 years so the church could be restored. The changes were controversial. While Church Architect magazine described it as "a new church of gentle simplicity which positively encourages stillness and attentiveness." and members returned valuing warmth and light; many, then and now, described it as vandalism.

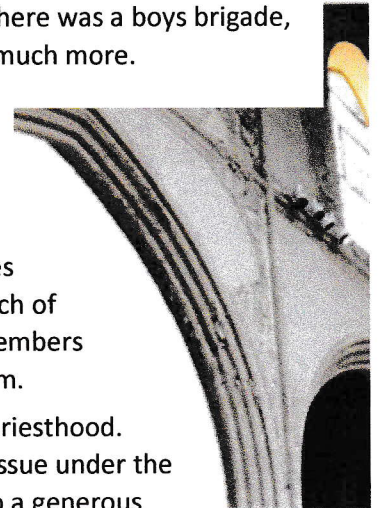
The church divided only a few years later over the ordination of women to the priesthood. The vicar 'went to Rome' and took many with him; the church had to revisit the issue under the guidance of Fr Mark, choosing in reflection and prayer that the church is called to a generous inclusivity. Even so, it took time and resource, there was a lot of pain and more people left.

It was raining in church again, after only twenty years, plaster and paint were peeling; and the tower about to be declared unsafe! The church faced financial crisis again.

A different kind of renovation began, more careful and collaborative, including a restoring of our heritage as a vibrant heart for the community. The roof and tower were made sound, but we also became the home to a nursery, the founding place of an opera company; we host a night-shelter and a drop-in for the homeless, a community supper; we've grown a new choral tradition, done a lunch club for older people and more.

2015/16: many key people and priests move away from the area: no angst, just life. It left ministries like parish lunch and Sunday school without volunteers; socials closed.

COVID and the Cost of Living crisis. Covid was beyond the experience of any of us: some died, many didn't return, we found ourselves cut off by the lack of contact details and the work to keep the church going; we lost most of our volunteers. The PCC decided again and again that it could not go to the church to raise giving, and focused on increasing rentals—it was successful, but it drained more time resource as we negotiated and supported.



The Plaster Fall in 2022 came just when we were finding our feet. The worship space was closed, activities hindered, it took six months of time resource and £50,000 to sort.

Growing Beyond the Barricades.

Fifty years of adversity has meant that, while core safety and safeguarding are secure, there is not a single area of church life that does not require major overhaul—add the loss of volunteers and we can see that the challenge has been massive. It is a testament to the goodness of God, the resilience of the church and the commitment of members that despite fifty years of attrition we are not just ‘still here’, but we are growing in numbers, volunteers and opportunities.

A Moment to Grasp

Signs of sustainable growth in the church have been around for some time now: we are seeing a diverse range of people joining us, with a particular emphasis on families. The Sunday evening family mass has got some traction after a shaky year. Twelve adults signing up for the Pilgrim course, many exploring the possibility of confirmation—the first since before Covid. Children and Young People want groups and activities as well.

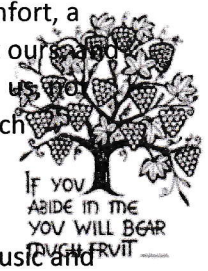
Three ministries of compassion started this autumn: a daytime drop-in and a night shelter for homeless women, and a community supper open to all. For the second year running we have had a social event, last year a strawberry tea, this year a parish lunch – they were both popular events that generated the desire for more.

Substantial growth in volunteers: to support children’s ministry; website and media; ministries at mass: intercessions, Holy Communion; children wanting to serve and read; people are interested in a choir; each member of PCC has felt moved to commit to support a particular area of ministry; July saw a successful organic handover of ministry for Sunday refreshments; that it has sustained itself is an really good sign of growth.

There is Healthy Discontent: Healthy in that it is causing us to offer and to agitate, because we recognise that things are not as they should be. Respectful discontent is a holy thing, it creates a willingness in us to be changed and to be part of change.

The Vision for 2025

Vision is “a picture of the future that produces passion in us.” It starts with a deep sense of discomfort, a conviction that things are not as they should be: Holy Discontent. Vision must be God’s vision, not our own, rooted in the future, not in the present, it should inspire us, not discourage us; it should challenge us, not leave us unmoved. This vision was developed at the October and November meetings of our Church Council.



- To be an actively welcoming church, enabling everyone to belong.
- To offer varied opportunities to worship God in the Catholic tradition, some with ‘classical’ music and some with ‘popular’ music, some mixed, supported by a new director and choir
- To develop children’s participation in ways that enable everyone’s encounter with God.
- To be a Community Hub with increasing participation in compassionate and pastoral ministry.
- To be developing opportunities for fellowship and discipleship: groups for growth and prayer, outings and events – we want to be strengthened to be disciples in our whole lives.
- To reset as a community and as a leadership, finding ways to root our life in our stated values; developing a code of conduct that enables healthy debate and disagreement and community life: striving to preserve the unity of the Spirit in the bond of peace.
- To restart the building renewal as a resource for mission and the glory of God.
- To have ensured the church is a Safe Space at the heart of the community, having upgraded safeguarding, health and safety, and GDPR to support the growing mission of the church.

- that the administrative, stewardship, and communications infrastructure of the parish will be running smoothly and efficiently, with people and teams maintaining them easily.
- to be communicating effectively so that people know what is going on, know what the expectations of the church are, and want to get involved.

These last three are not last to be completed but will run alongside everything else.

The Strategy 2025

A vision remains only a nice thing to hang on the wall if not accompanied by a plan to deliver. To be honest, the vision has been around for quite a while, it's been the strategy that has been the difficulty— there have been several attempts, but none have born real fruit of the quality needed.

Prayer and discipleship: to Christians this is a 'no brainer'. All our plans and hopes are nothing if they are not rooted first in our relationship with God. Psalm 127 The Way always begins here.

Asking for help: to release Fr Chris to focus time on the plan, Mother Tina has kindly agreed to preach once a month, we will look for one other preacher per month and he will reduce his other external commitments. We need to look for outside support to resource more areas of ministry. We are catholic Christians and we recognise that we are part of the whole Church, not an independent entity. We also need to be seeking advice and wisdom to do better what we are resourcing ourselves.

Enabling others: we invest this time in those who are volunteering; participation builds engagement, we want to be part of good things happening, we can be part of the partnership that St Paul describes in his letter to the Philippian church Philippians 1.1-11. As a byproduct, we are adding to the time available for investing in the plan and realising the vision. While each person may take on a small thing; small amounts can add up to a substantial total. Some of that time that is freed up is reinvested in inviting and enabling others to share ministry.

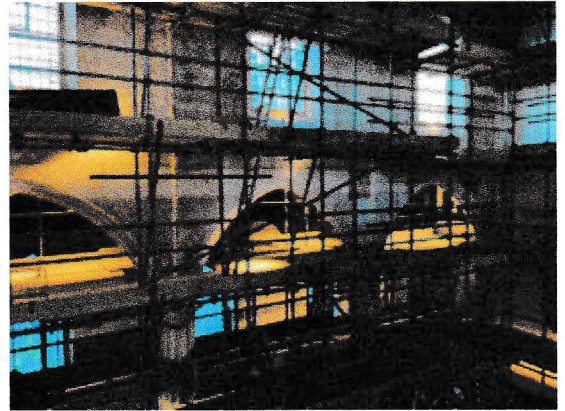
Employees: We need to ensure that we are both investing in them and that we are deploying them wisely.

Tackle lettings issues: significant time is spent on issues related to lettings. By overhauling our lettings business, resolving issues and unwanted behaviour, and streamlining processes we can significantly reduce the time spent by the vicar, administrator, PCC and committees. In the process we will also be fulfilling our responsibilities under law and moral responsibility, and probably raise our income.

Being transparent: we need to share with the church and stakeholders the situation that we are facing; people need to know the potential that we have, the issues we face and our plan to resolve it. It doesn't matter how good a fist we make of the circumstances, St John's probably just looks chaotic if we don't communicate. People may not like what we have to say, but at least they will understand what is happening and see that there is a plan. They are likely to be more patient, more supportive, and more appreciative of what is being delivered.

Renovating the infrastructure: Throughout the year there needs to be an upgrading, in some cases a building, of key elements of the administrative, stewardship, ministry and mission infrastructure. By ensuring the foundations are in place, and by building good habits and procedures: we reduce the number of incidents that force us to respond immediately, often demanding extra time, leadership and money resources; we make sure that each area is running smoothly and easily, so that it is simple for volunteers to take responsibility; we are able to free our resources on what is really important, care and healing for those in need, proclaiming the gospel in word and action, being good stewards of God's creation, sharing in God's work to build the Kingdom in this place and time.

Communication: The strategy itself, of what will be done and when, needs to be a public statement in the church, and it needs to be kept up to date with progress reports – most often a tick to indicate it's



completed. We will also need to ensure that we keep people up to date about what we are doing in the more complex areas, so people can see the plan and the timescales. Communication and successful delivery of parts of the vision builds encouragement and invites participation, which itself builds success and encouragement.

Divine Renovation

St Francis of Assisi stopped at the ruined church of San Damiano to pray, kneeling in prayer before the cross he heard God's word, "Rebuild my house", which he proceeded to do. It was only later that he realised that what he heard was a much greater call: to rebuild the church that is the people of God.

Now is the Time Cf 2 Cor 6.1-2

In the bible, the word we translate as 'time' can be that of the clock, 'chronos'; but it can also be the word 'kairos' meaning a significant moment in time, a God moment, a God-given opportunity and favour, a moment of grace.

The Vicar and PCC believe that this year is such a moment; that we are called as God's people to a divine renovation to restore the life of the church so that it is able to fulfil its purpose and mission in this parish, to enable that fullness of life that is its heritage.

This is no small thing: for all that things are underway, the challenge, the sheer number of things that need to be done will only be possible under God, but they are possible. After all, we wouldn't have the building we have today, if someone hadn't had the extraordinary vision of a 1400 seat church in a hamlet.

What if we're wrong? We could be. There is a sailing term, steerage way, unless the boat is moving through the water you cannot steer it; it doesn't matter if you start off the wrong direction, what matters is enough forward direction to be able to able to steer to the right course. We must trust our merciful God who looks on faithful seeking and commitment and will redirect rather than rebuke.

We all need to be committing ourselves to a deeper relationship with Jesus. When we know him well, we are able to hear his call, and responding to his leadership is the best way to know what we are supposed to be doing and how we are supposed to be doing it. We will find that we have made mistakes, and discovering that we will need to repent – in a literal sense, a change of mind, a change our direction – in order that we may more faithfully follow Christ in his Way.

Fr Chris

Feast of St Agnes, child martyr at Rome

21 January 2025



Accounts



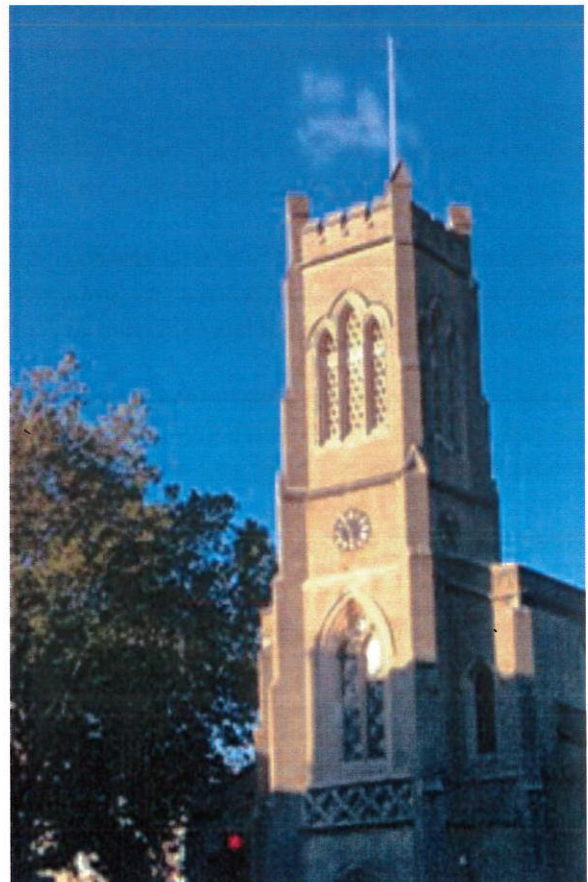
The Parochial Church Council of
the Ecclesiastical Parish of
St John with St James, Walham Green

Report of the Trustees
for the Year Ended 31st December 2023

Aim and Purposes – What we are here for...

- To enable all people to encounter and worship the living God, Father Son and Holy Spirit.
- To live the love of God – Father Almighty, Creator of heaven and earth
 - living God's love in generous action and patient care
 - working for justice and peace and the integrity of creation
- To know God and ourselves more truly, through God's only Son, our Lord Jesus Christ
 - growing as disciples, faithful to the call and teaching of Jesus.
 - enabling all people to live lives that fulfil the unique potential created in each of us.
- To build loving community through God the Holy Spirit - strength, guide, defender, inspirer
 - welcoming all people regardless of age, wealth, ability, race, culture, sexuality or gender
 - providing healthy fellowship, where everyone can find friendship, care and belonging,
 - working with others to build a just society in which all can live life to the full and make a difference in the world

The PCC is also specifically responsible for the maintenance of the church building with its rooms and halls, used as a resource for the fulfilment of the church's aims and purposes.



Objectives and Activities – How are we living that out...

Worship and Encounter

St John's seeks to enable worship and encounter with God 365 days a year: Sung Mass with children's activities on Sundays; and weekdays with daily prayer and mass. The sacrament chapel is open each day and the Calvary and grounds, at all times, for people to be still in themselves and with the God of our Lord Jesus. Sunday worship and festivals are supported by music provided by St John's choral scholars under the leadership of a director of music.

We provide opportunities for encounter and worship through the seasons – with special services for Advent and Christmas; Lent, Holy Week and Easter; All Souls and Remembrance. St John's also helps people to mark moments of lament and celebration as households, community and nation, including baptisms weddings and funerals.

Living the Love of God – care, generosity and justice

St John's Church creates opportunities to provide care and support and opens its facilities to enable other groups and organisations whose aims and objectives are in common, or at least not contrary, to our own – frequently groups are offered a preferential rate, especially for groups run by volunteers and new businesses. Our own projects include working with the Glassdoor Homeless Charity – providing a meal and shelter on Thursday evenings from November to April, alongside a large number of other churches. In common with conscientious nations and communities and the worldwide Church, we are committed to being at least carbon neutral by 2030 – especially as we develop and restore our building and grounds.

To Know God and ourselves more truly – enabling potential

St John's provides programmes that give people the opportunity to explore questions of faith and life. There are weekly and seasonal groups – Wednesday Café church/bible study group; Lent Groups; and occasional events such as the pilgrimage to Walsingham. We also provide materials in printed and online media.

We have a deliberate policy of enabling people to discover their potential; to this end, we have created eight choral scholarships – we are immensely grateful to a donor who helps us achieve that. We also provide space for young musicians to practice; and host concerts that are open to the public on a donation basis.

Our facilities are used by many community groups, including activities for children and adults in art, dance and ballet; health and fitness and martial arts/self-defence. We are delighted to be the home for the Peques Nursery which started at St John's and has expanded beyond our walls and community.

We are very proud of our primary school – St John's, Walham Green – and their work with and for the children and staff. There are three church members who serve on the governing body, and the vicar leads collective worship for Early Years, Key Stage 1 and Key stage 2 each week; and provides support for the curriculum.

Welcome, Fellowship and Community

Worship is consciously open to everyone; we have level access from the street, a hearing loop, and large print; we are part of the Inclusive Church Network; families are provided for, with changing facilities for babies and sensory play, activities for primary age children, and opportunities to participate through children's choir, bible reading and servers. Children are able to make their first holy communion from age 7; we are expecting to start midweek groups for children and young people. We provide communion at home and livestream Sunday and weekday services for those not able to join us in person.

We maintain a newsletter, website and Facebook page through which we keep people connected with what is happening. Each Sunday there is the opportunity to gather for refreshments. The St John's Music Association stages concerts and recitals at the Church which attract members of the public.

St John's works with and alongside a number of local organisations, including the Stoll Foundation for veterans, the Farm Lane Nursing Home, Fulham Primary School, and several local churches. We are pleased to welcome Community Payback to work with us – they do a significant amount of work and we seek to provide opportunities that make a worthwhile contribution and which values and enables skills and experience.

Achievements and Performance – What we have done this year...

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

Worship

Congregations continued to grow following the pandemic; we have been pleased to welcome fifteen people who are new to the church, to see an increasing number of visitors, and enjoyed the return of members returning after the Pandemic. All of our services took a substantial hit this year with the closure of the church worship space from June to the end of November due to the works to make the walls safe. The use of the lower hall was a positive experience in many ways, but it has had a seriously detrimental effect on the evening services.

We have continued to maintain a daily morning and evening prayer and mass – with a small congregation for each – we would like to express our thanks to Mother Tina who continues to provide cover on Monday and Saturday, and to Cathy, Linus, Rita, Tony, John and Mary who by their regular attendance online and in person help keep the prayer of the church going. We would like to encourage more people to participate on a regular basis – to share in this important work of the church of a centre of prayer in the parish each day.

We have continued to maintain the livestream for Principal and Weekday services, our thanks to Lawrence and Asitha for all their work in keeping that going. While projection was driven by Covid restrictions; it has been maintained because it enables us to use imagery, but mainly because it is one way in which we can extend our inclusion to those who are new to church making the liturgy easier to follow.

During the year we have continued slowly to develop the children's activities at mass, and we are encouraged in 2024 by the recruitment of four volunteers to support this on a Sunday morning, both releasing the vicar from having to direct it from the front, and improving the experience and accessibility for the children. 2023 saw the introduction of sensory play activities for baby's and preschoolers. Babies and toddlers learn and engage through direct sensory experience, so the use of candles, incense, music of different kinds, movement and colour are all important – the liturgy of the word and the long eucharistic prayer are more challenging, so a sensory experience linked in to the theme are a way of engaging them positively in the worship. Refreshments are becoming a thing that many participate in, our thanks go to Andrew and Jean, Jane, Zanni and Louise, and John and Mary for looking after this ministry.

Community Partners

Principal among our community partners is our parish school, St John's, Walham Green, located on Filmer Road. Fr Chris is ex-officio governor and vicar of the school – leading separate acts of collective worship each week for Nursery, Infants and Juniors. The school have not been able to attend church as much as usual this year, due to the building works – nonetheless we were able to welcome Infants for a Candlemas Celebration, and Infants and Juniors for each of their Christmas Carol Services. During the year Fr Chris also provided a training session for staff around the school motto – Love one another as I have loved you; provided classroom sessions and supported school trips in the year. We thank Cathy for their work as school governors, stepping down this year.

Glassdoor have had to stop their nightshelter with us as we are not currently able to provide facilities to the standard needed; our planned building works in stage 1 will coincidentally answer all these issues. In the meantime we have been able to host a daytime support facility for women who are homeless, and are thanks to Zanni for supporting that. Holiness Unto the Lord International Church continue with us and the Ethiopian Orthodox Church joined us in the autumn with a view to a permanent relationship. We have continued to attract a range of physical exercise groups and toddler groups, some of which are expanding their hours. We also saw the return of seasonal users - Pines and Needles, who retail Christmas trees, the Pantomime costume makers joined us for another late autumn week and the Bavarian hut has continued to be popular. Peques Nursery continues to share our space and invest in our location.

The PCC is committed to being a fair landlord for all its partners. We have been able to appoint cleaners for the ground floor – our thanks to Lucilla and Margaret our administrator for all the work that they have put in to managing that and the involvement of Community Payback.

Buildings and Maintenance

Emergency plaster repairs to the Nave.

Due to a section of sand & cement falling from a high section we had no choice but to close the main church whilst emergency repairs had taken place to make the church safe for use.

Scaffolding was erected inside the whole of the Nave & extensive plasterworks and painting has been carried out and all made good & safe. This has taken a large chunk from the buildings fund unfortunately we had no choice. That being said we are hopeful of starting phase one this year layout below.

Refurbishment of interior of Church

Work on the redevelopment of the interior had to be delayed this year due to the plaster fall, and consequent extended closure for works. Nonetheless we were able to convene the required meeting with the DAC, architect and building committee to walk through the plans. The DAC's (Diocesan Advisory Committee on the care of churches) report was very positive and we can move to public consultation and specific plans for Stage 1 of the refurbishment. Stage 1 is the renewal of the toilets, renovation of the electricity supply and boards, improvement of storage and provision of separate access to church, lower hall, and meeting room.

Lightning Conductor Inspection

An examination and test of the current system has been carried out and an estimate for the works, recommended by the report, has been accepted. The recommended works will be carried out as soon as the hut, currently on top of the earth spike, is moved.

Deanery Synod

During the year, the Synod met to share good news stories and lessons learnt from the pandemic; clergy stress and support; compassionate communities responding to refugees and asylum seekers.

Electoral Roll

We currently have 133 people on our new electoral roll.

Log Book, Terrier and Inventory

We rely on Margaret Kardacz, our Administrator, to maintain the Log Book which relates to the repairs required in the building and is up to date. A full review of the Terrier and Inventory has been undertaken – our thanks to Margaret and Mother Tina who have completed that significant piece of work.

Safeguarding

The care and protection of children young people and adults involved in church activities is the responsibility of everyone who participates in the life of the church. The PCC is committed to promoting a safer church in accordance with the House of Bishops' Policy Statements 'Promoting a Safer Church' (2017) and 'Protecting All God's Children' 4th edition (2010) and the Diocesan Safeguarding Policy 'Promoting a Safer Diocese' (2018); in particular:

- Promoting a safer environment and culture.
- Safely recruiting and supporting all those with any responsibility related to children, young people and vulnerable adults within the church.
- Responding promptly to every safeguarding concern or allegation.
- Caring pastorally for victims/survivors of abuse and other affected persons.
- Caring pastorally for those who are the subject of concerns or allegations of abuse and other affected persons.
- Responding to those that may pose a present risk to others.

If anyone does have cause for concern, please use the contacts on the "Promoting a Safer Church" poster, talk to Fr Chris or phone 999 if there is concern of immediate danger. Do not delay reporting.

The council has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, fully recognising its duty to have due regard to House of Bishops' guidance on safeguarding children and vulnerable adults.

Music Report

Music remained at the heart of our Sunday worship thanks to Domenico, our Director of Music, Matthew, our Assistant Director of Music, and our 8 choral scholars, with the support of the Robert Presley Bursary Fund.

Following their victory in Rome in December 2022, our choir were invited to Italy again, to sing at Messina and Palermo cathedrals in Summer 2023.

In October 2023, we welcomed our new choral scholars: Maria, Moses, Angus and Marga.

**Independent Examiner's Report to the Trustees of
The Parochial Church Council of
The Ecclesiastical Parish Of St John
With St James, Walham Green**

**Independent examiner's report to the trustees of The Parochial Church Council Of The Ecclesiastical Parish
Of St John With St James, Walham Green**

I report to the charity trustees on my examination of the accounts of The Parochial Church Council Of The Ecclesiastical Parish Of St John With St James, Walham Green (the Trust) for the year ended 31 December 2023

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Gareth Owen Hughes ACA
The Institute of Chartered Accountants in England and Wales

Garside and Co. Limited
Suite 631, Linen Hall
162-168 Regent Street
London
W1B 5TG

Date: 15/5/2023

Financial Review of the year ended 31st December 2023

Unrestricted Funds

The accounts show a deficit of £22K for the year.

Income

1. Giving decreased by £3K to £26K. At the year-end the numbers making regular monthly payments were 15.
2. The PCC's lettings business had an unsuccessful year, decreasing by £12K to £86K, but the extent of the decrease was counteracted by a 10% rent rise implemented for all tenants mid year
 - a. Peques contributed £44K, an increase of £2K but contract negotiations are under way for significantly increasing the rental amounts received in future.
 - b. Other lettings decreased from £56K to £42K. HUTLIC, Wing Chun Kung Fu and Pines & Needles were in the range of £7-10K per annum and another ten tenants were in the range of £1-3K.
3. Table-top sales yielded £9K, a decrease in £1k from £10k last year.
4. No grant was received from the Diocese this year, compared to £2.6K received last year towards increased energy costs.

Costs

5. The Common Fund contribution increased from £56.5K to £58K and represents 40% of the PCC's total costs.
6. Worship Costs increased by £1K, due to the costs related to the choral scholars.
7. Building Operating Costs increased by £1.3K, of which £0.6K was due to Insurance and £1.8K is due to Utilities increase. Building Maintenance decreased by £3K to £6K, as the closure of the main hall for part of the year due to building works repairs have prevented some of the usual remedial works from being carried out.
8. Running and Administration costs increased by £3K due to increase in running costs (Cleaning, Recycling, Refuse collection).

Balance Sheet

9. Cash balances amounted to £32K of which £28K, slightly more than the reserves required by the PCC's policy, was on deposit.
10. Debtors of £7K and creditors of £8K have almost all been settled in the new year.
11. There has been no movement on the Steinway Repair Fund which stood at £625.
12. The Robert Presley Bursary received donations of £1,900 and £2,000 was spent on a Schola scholarship. The balance on the Fund was £3,824.
13. There has been no movement on the Vicarage Sinking Fund which stood at £6,000.
14. There has been no movement on the DEBK Lunch Club Fund which stood at £7,502.

PCC Funds

15. PCC Funds stood at £11.5K, not the ideal level required by the PCC's Policy.

Restricted Funds

Building Fund

16. Repair works on the Nave including Scaffolding and Painting took place at a cost of £28K and consultants' fees of £3K were incurred, both amounts including VAT.
17. Income £11K comprised mainly £5K VAT recovered under the LPOW scheme and £5K interest received.
18. The Fund stood at £96K at the year-end.

Music Association Fund

19. Income included specific donations of £1.2K to fund an Organ Scholar and £1K was raised from concerts.
20. Costs included £1K for the Organ Scholarship and £1.2K for the Schola's Sicily trip and recordings.
21. The Fund stood at £1.5K at the year-end.

Reserves Policy

1. It is PCC policy to maintain a balance on the general Unrestricted Fund equivalent to approximately two months' worth of unrestricted normal operating costs as contingency against unforeseen situations. PCC unrestricted funds at the year-end amounted to £11,514 which is below the required level.
2. It is PCC policy to invest significant Fund balances, which are not needed in the immediate future, with the CCLA deposit fund. At the end of 2023 an amount of £84,580 of the Building Fund and an amount of £28,065 of Unrestricted Funds were so deposited.

Structure, governance and management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. John's the membership of the PCC consists of the incumbent, the Reverend Chris Rankine (vicar), churchwardens, and members elected by those members of the congregation who are on the electoral roll of the church. All those who attend our services / members of the congregation are encouraged to register on the Electoral Roll and stand for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance to the parish including deciding on how the funds of the PCC are to be spent. New members receive induction training.

The full PCC met seven times during the year, with meetings moving to in person (although a video link is provided). Given its wide responsibilities the PCC has three committees each dealing with a particular aspect of parish life: Standing Committee, Buildings Committee and Finance Committee; previous reference to a Music Committee (aka St John's Music Association) seems to have been an error, which we will endeavor to rectify this year. The Committees are all responsible to the PCC and report back to it regularly with their recommendations and delegated decisions being received by the full PCC and discussed as necessary.

There was, during the year, one contracted arrangement with a member of the PCC, namely that on a weekly basis, when lettings were allowed, the Lower Hall was let at the normal rate, to Mrs Lucilla Royden, for the purpose of conducting dancing lessons.

Administrative information

We are registered with the Charity Commission as The Parochial Church Council of The Ecclesiastical Parish of St John with St James, Walham Green (1147892).

Address St John's Church, North End Road, Fulham, London. SW6 1PB

Contact Details 020 7385 7634 admin@stjohnsfulham.org

Website www.stjohnsfulham.org

Incumbent The Revd Chris Rankine
St John's Vicarage, 40 Racton Road, Fulham. London. SW6 1LP

Bankers Barclays Bank, Fulham Broadway Branch, London. SW6 IAH

Independent Examiner Garside and Co Limited, Suite 631 The Linen Hall. London. W1B 5TG

The Parochial Church Council (PCC) is a charity, which is also governed by two pieces of Church of England legislation, called Measures. These are: The Parochial Church Councils (Powers) Measure 1956 as amended. This defines the principal function, or purpose, of the PCC as "promoting in the parish the whole mission of the Church": and the Church Representation Rules (2020) (contained in Schedule 3 to the Synodical Government Measure 1969 as amended).

PCC members who have served at any time from 1st January 2023 until the date this report was approved are:

Ex Officio members:

- Incumbent: The Reverend Christopher Rankine (Chairman)
- Wardens: Mr Gregory Phillip
Dr Liane Saunders until 9 June 2023
Ms Gifty Jaques from 31 July 2023

Elected members:

- Mr Andrew Harley – Lay chairman
- Mrs Lucilla Royden, Minutes Secretary and representative on Deanery Synod
- Mr Andrew Collins, until 11 June 2023
- Mrs Cathy Williams-Baker
- Ms Sarah Chambers
- Mrs Uzoamaka Chigbue, from 14 May 2023
- Mrs Faith Yeung, from 14 May 2023
- Mr Andrew Wilson, Treasurer, from 14 May 2023

Advisers:

- Thomas Ford And Partners, 177 Kirkdale, Sydenham, London, SE26 4QH, architects and surveyors.


Risk Assessment

The trustees have a duty to identify and review the risks to which the charity is exposed, and to ensure appropriate controls are in place to provide reasonable assurance against and error.

Safeguarding

The PCC, pursuant to the Safeguarding and Clergy Discipline Measure 2016, has had due regard to guidance issued by the House of Bishops on matters relating to the safeguarding of children and vulnerable adults.

Approved by the Parochial Church Council on 15 May..... 2024

and signed on its behalf .....

Rev Chris Rankine (Chair)

Financial Statements of the Parochial Church Council
for the year ended 31 December 2023
PAROCHIAL CHURCH COUNCIL OF ST JOHN WITH ST JAMES, WALHAM GREEN
Balance Sheet at 31 December 2023

		2023		2022	
	NOTES	£	£	£	£
Fixed Assets					
Tangible fixed assets	4a				
Investment assets	4b				
Current Assets					
Debtors and prepayments	6	12,073		11,142	
Short term deposits	4c				
Cash at bank and in hand	4d	133,503		208,486	
		145,576		219,628	
Liabilities					
Amounts falling due within one year	7	-37,001		-48,328	
Net Current Assets			108,575		171,300
Amounts falling due after one year					
Net Assets			108,575		171,300
Funds					
	5				
Unrestricted			11,514		33,563
Restricted			97,061		137,737
			108,575		171,300

The notes on the following four pages form part of these accounts.

Statement of Financial Activities for the year ended 31 December 2023

		Unrestricted funds	Restricted funds	2023	2022
	NOTES	£	£	£	£
INCOMING RESOURCES					
Incoming resources from donors	2a	22,983	3,656	26,639	33,697
Other voluntary incoming resources	2b				2,641
Income from investments	2c	2,232	5,271	7,503	3,094
Income from church activities and other income	2d	117,250	4,878	122,128	137,596
TOTAL INCOMING RESOURCES		142,465	13,805	156,270	177,028
RESOURCES EXPENDED					
Activities directly relating to Church work	3a	132,530	1,579	134,109	124,129
Church management and administration	3b	20,994		20,994	17,918
Upkeep of Church property	3c	6,306		6,306	45,408
Sundry outgoings	3d	4,684	52,902	57,586	11,919
TOTAL RESOURCES EXPENDED		164,514	54,481	218,995	199,374
NET INCOMING RESOURCES		-22,049	-40,676	-62,725	-22,346
NET MOVEMENT IN FUNDS IN YEAR		33,563	137,737	171,300	-22,346
BALANCES BROUGHT FORWARD AT 1 January 2023		-22,049	-40,676	-62,725	193,646
BALANCES CARRIED FORWARD AT 31 December 2023		11,514	97,061	108,575	171,300

PAROCHIAL CHURCH COUNCIL OF ST JOHNS WITH ST JAMES, WALHAM GREEN
NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 December 2023

1 Accounting Policies

Financial statements have been prepared under the historical cost convention, in accordance with the Church Accounting Regulations 2006, together with applicable accounting standards and the Financial Reporting Standard for Smaller Entities SORP(FRSSE) 2015 issued by the Charity Commission.

Funds

Restricted funds represent:

- a) income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest, and
- b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund. The PCC does not usually invest separately for each fund where there is no separate investment, interest is apportioned to individual funds on an average balance basis.

General funds represent the funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purposes of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted.

The accounts 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 their main affiliation to another body nor those that are informal gatherings of Church members.

Incoming Resources

Voluntary income and capital resources

Collections are recognised when received by or on behalf of the PCC.

Planned giving receivable under covenant is recognised only when received.

Income tax recoverable on covenants or gift aid donations is recognised when the income is recognised.

Grants and legacies to the PCC are accounted for as the PCC is notified of its legal right and of the amount due.

Funds raised by activities of the PCC are accounted for gross.

Other ordinary income

Rental income from the letting of church rooms is recognised when the rental is due.

Dividends and interest are accounted for when receivable.

Gains and losses on investments

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments.

Resources used

Grants

Grants and donations are accounted for when paid over, or when awarded if that award creates a binding obligation on the PCC.

Activities directly relating to Church work

The diocesan quota or parish share is accounted for when payable. Any quota unpaid at 31 December 2023 is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the Balance Sheet.

Fixed assets

Consecrated land and buildings and moveable church furnishings

Consecrated and benefice property is excluded from the accounts by the Charities Act 1996 section 96 (2(a)) (as amended).

No value is placed on church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditure incurred during the year on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is written off as expenditure in the Statement of Financial Activities and separately disclosed.

Other fixtures and fittings and office equipment

Equipment used within the church is depreciated on a straight-line basis over 4 years. However, individual items of equipment with a purchase price of £5,000 or less are written off when the asset is acquired. There were no items of equipment with a purchase price of £5,000 in 2023.

Investments

There were no investments at the year-end.

Current Assets

Amounts owing at 31 December 2023 in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectable.

There were no short-term deposits at the year end.

2 INCOMING RESOURCES	Unrestricted funds	Restricted funds	2023	2022
	£	£	£	£
2a Incoming resources from donors				
Planned giving	6,900	0	6,900	9,160
Income Tax recovered	3,570	462	4,032	5,648
Collections	5,468		5,468	6,372
Sundry donations	6,855	3,194	10,049	11,462
Charity collections	190		190	1,055
	<u>22,983</u>	<u>3,656</u>	<u>26,639</u>	<u>33,697</u>
2b Other voluntary incoming resources				
Grant from Diocese towards energy costs				2,641
Grant from Community Fund to Building Fund				
				<u>2,641</u>
2c Income from investments				
Dividends, interest and ground rent	2,232	5,271	7,503	3,094
2d Income from church activities and other income				
Lettings of church premises etc	103,653		103,653	111,523
Fees	1,673		1,673	3,916
Activities	8,643		8,643	9,918
VAT reclaimed - Listed Places of Worship scheme	916	4,878	5,794	9,298
Transient income	1,925		1,925	1,920
Other incomings	440		440	1,021
	<u>117,250</u>	<u>4,878</u>	<u>122,128</u>	<u>137,596</u>
TOTAL INCOMING RESOURCES	<u>142,465</u>	<u>13,805</u>	<u>156,270</u>	<u>177,028</u>

3 RESOURCES EXPENDED	Unrestricted funds	Restricted funds	Total funds 2023	Total funds 2022
	£	£	£	£
3a Activities directly related to the work of the Church				
Ministry: Diocesan quota	58,260		58,260	56,550
Upkeep of services	44,170	1,579	45,749	44,113
Church running expenses	30,100		30,100	23,466
	<u>132,530</u>	<u>1,579</u>	<u>134,109</u>	<u>124,129</u>
3b Church management and administration	<u>20,994</u>		<u>20,994</u>	<u>17,918</u>
3c Upkeep of church property	<u>6,306</u>		<u>6,306</u>	<u>45,408</u>
3d Sundry outgoings				
Building improvements and equipment purchased	2,569	52,902	55,471	3,516
Charity collections paid over	190		190	1,055
Transient costs	1,925		1,925	1,920
Music Association costs				5,428
Sundry outgoings	<u>4,684</u>	<u>52,902</u>	<u>57,586</u>	<u>11,919</u>
TOTAL RESOURCES EXPENDED	<u>164,514</u>	<u>54,481</u>	<u>218,995</u>	<u>199,374</u>

Church management and administration includes the independent examiner's fee of £500 (2022: £500)

4 ASSETS FOR USE BY THE CHURCH	Unrestricted funds	Restricted funds	Total funds 2023	Total funds 2022
	£	£	£	£
4a Tangible fixed assets				
4b Investments				
4c Short term deposits				
4d Cash at bank and in hand				
Community bank account	3,690		3,690	30,125
Music Association bank account		1,463	1,463	1,463
Building bank account		15,693	15,693	25,731
CCLA Deposit	28,065	84,580	112,645	151,142
Petty cash	12		12	25
	<u>31,767</u>	<u>101,736</u>	<u>133,503</u>	<u>208,486</u>

5 ANALYSIS OF NET ASSETS BY FUND	Unrestricted		Restricted	Total
	Undesignated	Designated		
	£	£	£	£
Current Assets				
Debtors	6,970		5,103	12,073
Inter-fund balances				
Cash and Bank	31,767		101,736	133,503
	<u>38,737</u>		<u>106,839</u>	<u>145,576</u>
Current liabilities				
	<u>-27,223</u>		<u>-9,778</u>	<u>-37,001</u>
FUND BALANCE	<u>11,514</u>		<u>97,061</u>	<u>108,575</u>

	2023	2022
	£	£
6 DEBTORS		
Income tax recoverable	925	1,498
Lettings and other	11,148	9,644
	12,073	11,142

7 LIABILITIES: AMOUNTS DUE WITHIN ONE YEAR

Assigned fees		
Creditors for goods and services	15,897	21,518
Creditors for building renovation works	9,778	15,384
Grant from DEBK Fund received in advance	7,502	7,502
Robert Presley Bursary	3,824	3,924
Other creditors (including professional fees)		
	37,001	48,328

8 FUND DETAILS

The Building Fund has been established to receive grants and other income to be expended solely for the purpose of renovating the church building of St John's, Fulham. In previous years the roof, the tower, the interior lighting and sound systems were renovated. In 2023 repair to the plaster and paint work of the internal church walls in the worship space was completed.

The St Johns Music Association was established more than a decade ago for the purpose of bringing music to a wider public audience. In 2023, donations of £2,879 were received and, together with the accumulated surplus, were used to fund an organ scholarship and Sicily / Recordings.

9 STAFF COSTS

	2023	2022
	£	£
Wages and salaries	23,450	21,425

During the year the PCC employed an Administrator and a Director of Music (both part-time) but no payments were large enough to attract social security costs.

10 TRANSACTIONS WITH MEMBERS OF THE PCC

During the year there were no transactions with members of the PCC.

St. John's Community Fund and Restricted Funds - 2023 January – December

Community Fund Income and Costs	Actual	Actual
	£000's	£000's
	2023	2022
Giving	22.8	29.2
Lettings	86.0	98.1
Events	8.6	9.9
Other Income	4.3	6.1
Operating Income	121.8	143.4
Diocesan Common Fund	58.3	56.6
Worship Costs	43.2	43.3
Building Operating Costs	18.8	19.6
Running and Administration Costs	21.0	17.9
Operating Costs	141.3	137.3
Operating Surplus/deficit	-19.5	6.1
Expenditure on Building Works & New Equipment	-2.6	-3.5
Grants		-2.4
Total surplus/deficit	-22.0	0.2

Community Fund Balance Sheet at end of period	Dec 2023	Dec 2022
Cash on Community Bank Account + Petty Cash	31.8	57.0
Debtors	7.0	8.2
Inter-fund balance		-5.0
Creditors	-9.3	-13.6
Robert Presley Bursary	-3.8	-3.9
Steinway Repair Fund	-0.6	-2.0
Vicarage Sinking Fund	-6.0	-6.0
Grants prepaid	-7.5	-7.5
PCC Unrestricted Funds	11.5	27.2

Restricted Funds at end of period

	Dec 2023	Dec 2022
Building Renovation Fund	95.6	142.1
Music Association	1.5	0.7
PCC Restricted Funds	97.1	142.7

Accounts

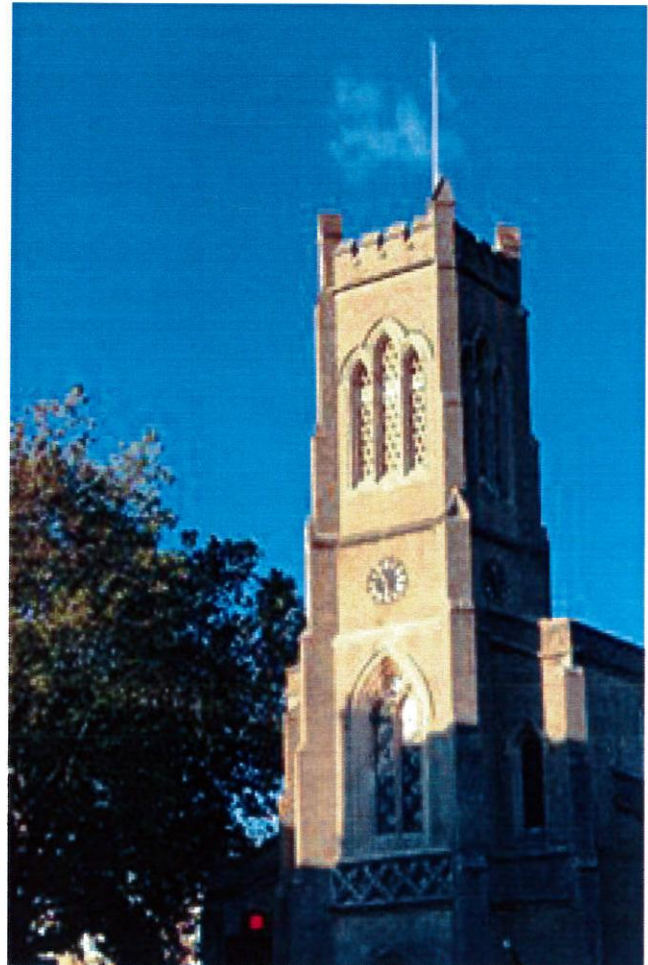


Report and Accounts for the
Parochial Church Council of
St John with St James, Walham Green
for the year ended 31st December 2022

Aim and Purposes – What we are here for...

- To enable all people to encounter and worship the living God, Father Son and Holy Spirit.
- To live the love of God – Father Almighty, Creator of heaven and earth
 - living God's love in generous action and patient care
 - working for justice and peace and the integrity of creation
- To know God and ourselves more truly, through God's only Son, our Lord Jesus Christ
 - growing as disciples, faithful to the call and teaching of Jesus.
 - enabling all people to live lives that fulfil the unique potential created in each of us.
- To build loving community through God the Holy Spirit - strength, guide, defender, inspirer
 - welcoming all people regardless of age, wealth, ability, race, culture, sexuality or gender
 - providing healthy fellowship, where everyone can find friendship, care and belonging,
 - working with others to build a just society in which all can live life to the full and make a difference in the world

The PCC is also specifically responsible for the maintenance of the church building with its rooms and halls, used as a resource for the fulfilment of the church's aims and purposes.



Objectives and Activities – How are we living that out...

Worship and Encounter

St John's seeks to enable worship and encounter with God 365 days a year: Sung Mass with children's club on Sundays; and weekdays with daily prayer and mass. The sacrament chapel is open each day and the Calvary and grounds, at all times, for people to be still in themselves and with the God of our Lord Jesus. Sunday worship and festivals are supported by music provided by St John's choral scholars under the leadership of a director of music.

We provide opportunities for encounter and worship through the seasons – with special services for Advent and Christmas; Lent, Holy Week and Easter; All Souls and Remembrance. St John's also helps people to mark moments of lament and celebration as households, community and nation, including baptisms weddings and funerals.

Living the Love of God – care, generosity and justice

St John's Church creates opportunities to provide care and support and opens its facilities to enable other groups and organisations whose aims and objectives are in common, or at least not contrary, to our own – frequently groups are offered a preferential rate, especially for groups run by volunteers and new businesses. Our own projects include working with the Glassdoor Homeless Charity – providing a meal and shelter on Thursday evenings from November to April, alongside a large number of other churches. In common with conscientious nations and communities and the worldwide Church, we are committed to being at least carbon neutral by 2030 – especially as we develop and restore our building and grounds.

To Know God and ourselves more truly – enabling potential

St John's provides programmes that give people the opportunity to explore questions of faith and life. There are weekly and seasonal groups – Wednesday Café church/bible study group; Lent Groups; and occasional events such as the pilgrimage to Walsingham. We also provide materials in printed and online media.

We have a deliberate policy of enabling people to discover their potential; to this end, we have created eight choral scholarships – we are immensely grateful to a donor who helps us achieve that. We also provide space for young musicians to practice; and host concerts that are open to the public on a donation basis.

Our facilities are used by many community groups, including activities for children and adults in art, dance and ballet, health and fitness and martial arts/self-defence. We are delighted to be the home for the Peques Nursery and for Fulham Opera, both of which started at St John's and have expanded beyond our walls and community.

We are very proud of our primary school – St John's, Walham Green – and their work with and for the children and staff. There are three church members who serve on the governing body, and the vicar leads collective worship for Early Years, Key Stage 1 and Key stage 2 each week; and provides support for the curriculum.

Welcome, Fellowship and Community

Worship is consciously open to everyone; we have level access from the street, a hearing loop, and large print; we are part of the Inclusive Church Network; families are provided for, with changing facilities for babies and worship play bags, activities for primary age children, and opportunities to participate through children's choir, bible reading and servers. Children are able to make their first holy communion from age 7; we are expecting to start midweek groups for children and young people. We provide communion at home and livestream Sunday and weekday services for those not able to join us in person.

We maintain a newsletter, website and Facebook page through which we keep people connected with what is happening. Each Sunday there is the opportunity to gather for refreshments, and the men have developed an opportunity for all who identify as men to go out for a meal. A similar group for women is being revived. The St John's Music Association stages concerts and recitals at the Church which attract members of the public.

St John's works with and alongside a number of local organisations, including the Stoll Foundation for veterans, the Farm Lane Nursing Home, Fulham Primary School, and several local churches. We are also developing a relationship with Fulham Boys School and the Lady Margaret's School. We are pleased to welcome Community Payback to work with us – they do a significant amount of work and we seek to provide opportunities that make a worthwhile contribution and which values and enables skills and experience.

Achievements and Performance – What we have done this year...

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

Churchwardens' Report

This year we bid farewell to Liane Saunders after several years of service as Churchwarden though we are glad to retain Liane's services on an advisory basis only where she continues to bring her expertise on compliance issues from time to time. We thank Liane for her service over the years.

Greg Philip has been designated Senior Churchwarden. We are grateful for Greg's service as a long-standing Churchwarden. To support Greg, Gifty has been elected to Churchwarden role having previously held a range of roles at St John's both as Parish sidesperson & on welcome team along with various other activities between 2008-13, and latterly as a co-opted member and mentor during the inter-regnum. Her daughter was educated at St John's Walham Green Primary School & Lady Margaret's.

As well as supporting the Vicar to deal with the continuing pressures of maintaining an active worship, community outreach and mission amid a pandemic, the Churchwardens also supported Vicar with several building projects currently being carried out in the church. Thanks to stalwart work by the Vicar and the Parish Administrator, our paperwork is in good order. We were found to be compliant with our various policies and mandatory notices (e.g., fire and insurance) in the office, though there are a few additions to the church fixtures (plinths for statues, and lights brackets) agreed during the interregnum which may require retrospective faculty from the Diocese. We have a list of remedial issues from this Inspection which we are already working through though some will not be fully resolved until the refurbishment of the internal structure of the church building. We have also begun work to prepare for the Bishop's Quinquennial Review of the Church and its buildings which will take place in 2023.

The pandemic and subsequently the change in circumstances of many PCC member having to take a step back due to family commitments & alike has made it impossible to conduct a last inventory last year, though the vicar undertook a significant review and inventory of the goods from St Peters, particularly vestments that are not in current use and have been secured in storage on site. In year, we have added the following to our inventory: The Church wardens, FR Chris & Cathy are in the process of conducting a full site inventory & building inspection for 2023 and will also digitalise the Terrier/Inventory and provide seals for the stored vestments to ensure easier process in the future and in preparation for the Quinquennial Review.

The Church Wardens, along with the Vicar are Trustees of the St John's Parish Hall Building. This building (which is situated across the road from St John's Church) is currently leased commercially on a long-term lease, with St John's collecting an annual ground rent. The individual holding the commercial lease recently, through her agent, contacted the Trustees to find out if an extension to the current lease, including potential change of purpose is possible. The Trustees have received advice from the Diocese on next steps. These are likely to include a valuation of the premises and further legal advice on handling to ensure that St John's can get the best financial value out of the site while the commercial lease remains in place and to safeguard its potential return to the St John's church footprint when the lease expires or sooner if this is viable.

We are currently in need of PCC members. Please come forward if you have a few hours to spare a week, no experience needed & help forge the future of St John's Church Walham Green.

Worship

Congregations have grown slowly following the pandemic; we have been pleased to welcome twenty people who are new to the church, to see an increasing number of visitors, and enjoyed the return of members returning after the Pandemic. The Sunday Evening services of Family Mass and Choral Evensong have become established as congregations – both of which seem to have led to a Sunday increase (not counting those attending morning mass and evensong).

We have continued to maintain a daily morning and evening prayer and mass – with a small congregation for each – we would like to express our thanks to Mother Tina who continues to provide cover on Monday and Saturday, and to Cathy, Linus, John and Mary who by their regular attendance online and in person help keep the prayer of the church going. We would like to encourage more people to participate on a regular basis – to share in this important work of the church of a centre of prayer in and for the parish and the world each day.

We have continued to maintain the livestream for Principal and Weekday services, our thanks to Lawrence for all his work in keeping that going, and to Asitha who has joined him. While projection was driven by the need while the need to avoid passing infection with shared service orders; it has been maintained because it enables us to use imagery, but mainly because it is one way in which we can extend our inclusion to those who are new to church making the liturgy easier to follow.

During the year Communion in both kinds was restored, and invitations extended to restore the group of Ministers of Holy Communion; we continue to share the Peace at a distance. Refreshments were also restored after the 10.30 am Mass, and our thanks go to Andrew and Jean, Jane, Zanni and Louise, and John and Mary for taking on that ministry. We need one more team of two to cover the odd fifth Sunday and when people are away – we also need to look to adding in a couple of extra pairs so that we can fulfil our promise that people will be able to step out after the first year.

Community Partners

We were immensely pleased to see the return of the Glassdoor night shelter this Autumn – our thanks go to Wilson for his weekly enabling of that ministry, and to Zanni, Lucilla and Fr Chris for their service and support. Holiness Unto the Lord International Church have decided that they would like to remain with us on a permanent basis – this must be negotiated fully once we have a business manager. We have continued to attract a range of physical exercise groups and toddler groups, some of which are expanding their hours. We also saw the return of seasonal users - Pines and Needles, who retail Christmas trees, the Pantomime costume makers joined us for another late autumn week and the Bavarian hut has continued to be popular. Peques Nursery continues to share our space and invest in our location. Fulham Opera used our premises earlier this year although it has also had to cancel some performances. Sadly, we have had to pause some groups' involvement as we simply don't have the staff to manage them – our hope is that with the appointment of a business manager and the improvement of access to the building we will be able to restore and extend our facility to groups like Fulham – now Regent's Opera.

The PCC is committed to being a fair landlord for all its partners. We have at last been able to appoint cleaners for the ground floor – our thanks to Lucilla and Margaret our administrator for all the work that they have put in to managing that and the involvement of Community Payback. We anticipate that the appointment of a business manager will improve the experience both for our tenants and for the church.

Buildings and Maintenance

Downpipes and Hoppers

The replacement of the plastic hoppers and downpipes, draining rainwater from the roofs, which was planned last year, proceeded to within inches of completion, those on both sides of the Church having been replaced with only one of the pairs of stacks on the south side awaiting completion. Delays had been caused by the wealth of information required by the local authority before issuing planning permission. Hopefully the new rainwater goods, coupled with the increased gutter clearing programme have made further ingress of water a thing of the past.

Meeting Room

Plans for a total refurbishment of the room during the year had to be postponed owing the indisposition of a member of the community who had offered to carry out the work in memory of his late father. Nevertheless, further clearance has taken place and the seating arrangements have been temporarily improved, pending the arrival of new matching chairs, the purchase of which has been authorised. It is hoped that the major refurbishment can be achieved during the following year.

Refurbishment of interior of Church

As reported last year, the intention is to carry out alterations to allow independent access from all the functional or lettable areas of the Church (the worship area, the day chapel, the Lower Hall and the meeting room) to both the toilet facilities and the kitchen ("Phase 1"). To that end, a new measured survey of the Church has already been carried out. This, together with installation of enlarged toilet and shower facilities, increased storage areas and replacement/removal of the false ceiling in the Lower Hall, was agreed to be the first of 4 stages of refurbishment, the others, in order of succession being i) plans for renewal of heating facilities (probably underfloor heating) ii) replacement of the floor in the worship area and iii) replastering and repainting of the main worship area.

Prolonged discussions of the plans to achieve the objectives of Phase 1, which have involved our architects, Thomas Ford & Partners and discussions with Peques Nursery School, licensees of the Upper Hall, have taken place and a decision has now been reached as to how the objectives can most practically and economically be attained. Detailed plans will now be drawn up enabling the requisite faculty and other permissions to be applied for and for estimates to be obtained. It being likely that there are sufficient funds available to carry out the proposed works. An illustrative plan is available for inspection.

Electrics

The required inspection of the Church's electrical system had been carried out and the minor recommendations made have been followed. In connection with Phase 1 of the refurbishment works, mentioned above, it would be necessary to re-locate the main electricity control panel which, in any event, needed upgrading. The relocation of this would involve minor digging in the Churchyard. An acceptable estimate for the works had been received from CES but it was necessary to consult the latest archaeological survey to ascertain what consents will be needed to implement the improvements.

Lightning Conductor Inspection

An examination and test of the current system has been carried out and an estimate for the works, recommended by the report, has been accepted. The recommended works will be carried out as soon as the hut, currently on top of the earth spike, is moved.

Deanery Synod

Andrew Harley and Lucilla Royden continue as representatives of our parish to the wider community of parishes in Hammersmith and Fulham. During the year, the Synod met to share good news stories and lessons learnt from the pandemic; clergy stress and support; compassionate communities responding to refugees and asylum seekers.

Director of Music and Music at Church

Although one would naturally think the most exciting news about our Music Department is: A) St John's Choir being invited to sing Mass at St Peter's Basilica in Rome and, B) the very same choir winning the 1st prize at the International Choral Competition - again - in Rome, truth speaks that there is already a lot going on here in Fulham, and yet more to come.

Our Choral services are now set according to the following pattern: a full choral setting of the Mass (Mozart, Byrd, Haydn) sung on the 1st, 3rd (and 5th) Sunday of each month, and a calming, reflective liturgy of Evensong once a month, usually on the 4th Sunday of the month (with anthems from the British and European tradition).

Our Children's Choir is really doing well - in terms of the kids improving their vocal technique – but we need more children! Why not signing your kids up? Get in touch via email or visit the church's website.

Congregational hymn practice will start on Sunday the 16th of April, running in the main church for about 20 minutes straight after Mass. Everyone is welcome to attend this, and in fact we would encourage friends and friends of friends to join us in strengthening our congregational hymns and mass singing.

Electoral Roll

We currently have 133 people on our new electoral roll.

Log Book, Terrier and Inventory

We rely on Margaret Kardacz, our Administrator, to maintain the Log Book which relates to the repairs required in the building and is up to date. This year we are conducting a full review and update of the inventory. There were no changes to the Terrier.

Financial Review of the year ended 31st December 2022

Unrestricted Funds

The accounts show a surplus of £6.6K for the year.

Income

1. Giving decreased by £1K to £29K. However, the second half of the year yielded only £12.5K, a level last seen in 2011. At the year-end the numbers making regular monthly payments had dropped to a new low of 13.
2. The PCC's lettings business had a successful year, increasing by 20% to £98K.
 - a. Peques contributed £42K, an increase of only £1K as the PCC has not yet implemented the increase due in September 2022.
 - b. Other lettings increased from £41K to £56K.
 - c. HUTLIC, Wing Chun Kung Fu, Bavarian Hut and Pines & Needles were in the range of £7-10K per annum and another nine tenants were in the range of £1-3K.
3. Table-top sales once again yielded £10K, a sterling effort in the current climate.
4. A grant of £2.641 towards increased energy costs was received from the Diocese.
 - a. Of this amount 75%, £1,981, was paid to Peques and included in Other Costs.

Costs

5. The Common Fund contribution increased from £52K to £56.5K and now represents 40% of the PCC's total costs compared to 25% a decade ago.
6. Worship Costs increased by £10K, of which £7K was due to increased costs of music and accounted for 30% of costs.
7. Building Operating Costs increased by £7K, of which perhaps surprisingly only £1K was due to energy costs. Building Maintenance increased by £5.6K to £9K, of which £3.3K was the consequence of the quinquennial electrical check and necessary remedial works.
8. Running and Administration costs were flat at £16K and have, broadly speaking, remained at that level for the past decade.

Balance Sheet

9. Cash balances amounted to £57K of which £27K, slightly more than the reserves required by the PCC's policy, was on deposit.
10. Debtors of £8K and creditors of £12K have almost all been settled in January.
11. A Steinway Repair Fund has been added as the result of a specific donation of £625.
12. The Robert Presley Bursary received donations of £2,000 and £1,870 was spent on a Schola scholarship. The balance on the Fund was £3,924.
13. There has been no movement on the Vicarage Sinking Fund which stood at £6,000.
14. There has been no movement on the DEBK Lunch Club Fund which stood at £7,502.

PCC Funds

15. PCC Funds stood at £33.6K, well above the level required by the PCC's Policy.

Restricted Funds

Building Fund

16. Replacement of the downpipes and hoppers took place at a cost of £33K and consultants' fees of £3K were incurred, both amounts including VAT.

17. Income comprised £7K VAT recovered under the LPOW scheme and £2K interest received.

18. The Fund stood at £137K at the year-end.

Music Association Fund

19. Income included specific donations of £2K to fund an Organ Scholar and £1.5K was raised from concerts.

20. Costs included £2K for the Organ Scholarship and £2.5K for the Schola's participation in a European competition and at mass in St Peter's, Rome.

21. A provision of £0.6K for repairs to the Steinway was made and transferred to the Community Fund.

22. The Fund stood at £0.6K at the year-end.

Reserves Policy

1. It is PCC policy to maintain a balance on the general Unrestricted Fund equivalent to approximately two months' worth of unrestricted normal operating costs as contingency against unforeseen situations. PCC unrestricted funds at the year-end amounted to £33,563 which is some 50% above the required level.

2. It is PCC policy to invest significant Fund balances, which are not needed in the immediate future, with the CCLA deposit fund. At the end of 2022 an amount of £124,309 of the Building Fund and an amount of £26,833 of Unrestricted Funds were so deposited, yielding interest returns of £1,746 and £348 respectively.



Signed on behalf of the PCC by Father Chris Rankine (Chair)

Date..... 2023

8-6-2023

Structure, governance and management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. John's the membership of the PCC consists of the incumbent, the Reverend Chris Rankine (vicar), the Reverend Doctor Tina Beardsley (honorary assistant priest), churchwardens, the Head Teacher of St. John's Walham Green CE Primary School, and members elected by those members of the congregation who are on the electoral roll of the church. All those who attend our services / members of the congregation are encouraged to register on the Electoral Roll and stand for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance to the parish including deciding on how the funds of the PCC are to be spent. New members receive induction training.

The full PCC met seven times during the year, with meetings moving to in person (although a video link is provided). Given its wide responsibilities the PCC has 2 sub-committees each dealing with a particular aspect of parish life. These sub-committees, being the Buildings Committee and the Music Committee (aka St John's Music Association), are all responsible to the PCC and report back to it regularly with minutes of their recommendations and delegated decisions being received by the full PCC and discussed as necessary.

There was, during the year, one contracted arrangement with a member of the PCC, namely that on a weekly basis, when lettings were allowed, the Lower Hall was let at the normal rate, to Mrs Lucilla Royden, for the purpose of conducting dancing lessons.

Safeguarding

The care and protection of children young people and adults involved in church activities is the responsibility of everyone who participates in the life of the church. The PCC is committed to promoting a safer church in accordance with the House of Bishops' Policy Statements 'Promoting a Safer Church' (2017) and 'Protecting All God's Children' 4th edition (2010) and the Diocesan Safeguarding Policy 'Promoting a Safer Diocese' (2018); in particular:

- Promoting a safer environment and culture.
- Safely recruiting and supporting all those with any responsibility related to children, young people and vulnerable adults within the church.
- Responding promptly to every safeguarding concern or allegation.
- Caring pastorally for victims/survivors of abuse and other affected persons.
- Caring pastorally for those who are the subject of concerns or allegations of abuse and other affected persons.
- Responding to those that may pose a present risk to others.

If anyone does have cause for concern, please use the contacts on the "Promoting a Safer Church" poster, talk to Fr Chris or phone 999 if there is concern of immediate danger. Do not delay reporting.

The council has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, fully recognising its duty to have due regard to House of Bishops' guidance on safeguarding children and vulnerable adults.

Administrative information

We are registered with the Charity Commission as The Parochial Church Council Of The Ecclesiastical Parish Of St John With St James, Walham Green (1147892).

Address St John's Church, North End Road, Fulham, London. SW6 1PB

Contact Details 020 7385 7634 admin@stjohnsfulham.org

Website www.stjohnsfulham.org

Incumbent The Revd Chris Rankine
St John's Vicarage, 40 Racton Road, Fulham. London. SW6 1LP

Bankers Barclays Bank
Fulham Broadway Branch, London. SW6 IAH

Independent Examiner Reverend Captain Paul T Fitzpatrick
32 Waterer Rise, Wallington, Surrey. SM6 9DN

The Parochial Church Council (PCC) is a charity, which is also governed by two pieces of Church of England legislation, called Measures. These are: The Parochial Church Councils (Powers) Measure 1956 as amended. This defines the principal function, or purpose, of the PCC as "promoting in the parish the whole mission of the Church": and the Church Representation Rules (2020) (contained in Schedule 3 to the Synodical Government Measure 1969 as amended)

PCC members who have served at any time from 1st January 2022 until the date this report was approved are:

Ex Officio members:

- Incumbent: The Reverend Christopher Rankine (Chairman)
- Wardens: Mr Gregory Phillip and Ms Gifty Jaques

Elected members:

- Mr Andrew Harley – Lay chairman and representative on Deanery Synod
- Mrs Lucilla Royden, representative on Deanery Synod
- Mr Wilson Haagens – resigned on 21 September 2022
- Mr Andrew Collins
- Mr John Dawes – resigned on 20th October 2021
- Mrs Suzanna Stead – resigned on 16th June 2021
- Mrs Cathy Williams-Baker
- Ms Sarah Chambers – PCC Secretary

Co-Opted:

- Dr Liane Saunders
- Head Teacher, St. John's Walham Green CE Primary School: Mrs Barbara Wightwick

Advisers:

- Thomas Ford And Partners, 177 Kirkdale, Sydenham, London, SE26 4QH, architects and surveyors.

Financial Statements of the Parochial Church Council for the year ended 31 December 2022

Independent Examiner's Report to the Parochial Church Council of The Ecclesiastical Parish of St John with St James, Walham Green.

I report on the accounts for the year ended 31st December 2022, which are set out on the following pages.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act, and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with the applicable accounting standards of SORP (FRSSE) 2015, together with the General Directions given by the Charity Commission and the Church Accounting Regulations 2006.

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 trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention that:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

4th March 2023



Reverend Captain Paul Fitzpatrick C.A.SCP
32 Waterer Rise
Wallington, Surrey SM6 9DN

PAROCHIAL CHURCH COUNCIL OF ST JOHN WITH ST JAMES, WALHAM GREEN

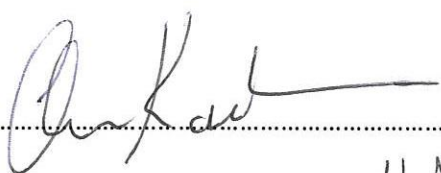
Balance Sheet at 31 December 2022

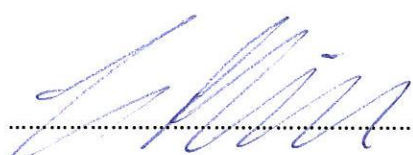
	NOTES	2022 £	2021 £
Fixed Assets			
Tangible fixed assets	4a		
Investment assets	4b		
Current Assets			
Debtors and prepayments	6	11,142	12,516
Short term deposits	4c		
Cash at bank and in hand	4d	<u>208,486</u>	<u>206,982</u>
		219,628	219,498
Liabilities			
Amounts falling due within one year	7	<u>-48,328</u>	<u>-25,852</u>
Net Current Assets		171,300	193,646
Amounts falling due after one year			
Net Assets		<u><u>171,300</u></u>	<u><u>193,646</u></u>
Funds			
	5		
Unrestricted		33,563	26,989
Restricted		<u>137,737</u>	<u>166,657</u>
		<u><u>171,300</u></u>	<u><u>193,646</u></u>

The notes on the following four pages form part of these accounts.

Approved by the Parochial Church Council on

2023 and signed on its behalf by:


 Reverend C. Rankine (Vicar)
 11 May 2023



 28 May 2023

PAROCHIAL CHURCH COUNCIL OF ST JOHN WITH ST JAMES, WALHAM GREEN

Statement of Financial Activities for the year ended 31 December 2022

	NOTES	Unrestricted funds £	Restricted funds £	2022 £	2021 £
INCOMING RESOURCES					
Incoming resources from donors	2a	30,241	3,456	33,697	35,247
Other voluntary incoming resources	2b	2,641		2,641	
Income from investments	2c	1,348	1,746	3,094	1,086
Income from church activities and other income	2d	130,368	7,228	137,596	108,863
TOTAL INCOMING RESOURCES		164,598	12,430	177,028	145,196
RESOURCES EXPENDED					
Activities directly relating to Church work	3a	124,129		124,129	101,600
Church management and administration	3b	17,918		17,918	16,647
Upkeep of Church property	3c	9,486	35,922	45,408	14,750
Sundry outgoings	3d	6,491	5,428	11,919	13,022
TOTAL RESOURCES EXPENDED		158,024	41,350	199,374	146,019
NET INCOMING RESOURCES		6,574	-28,920	-22,346	-823
NET MOVEMENT IN FUNDS IN YEAR		6,574	-28,920	-22,346	-823
BALANCES BROUGHT FORWARD AT 1 January 2022		26,989	166,657	193,646	194,469
BALANCES CARRIED FORWARD AT 31 December 2022		33,563	137,737	171,300	193,646

PAROCHIAL CHURCH COUNCIL OF ST JOHNS WITH ST JAMES, WALHAM GREEN

Notes to the Financial Statements for the year ended 31 December 2022

1 Accounting Policies

Financial statements have been prepared under the historical cost convention, in accordance with the Church Accounting Regulations 2006, together with applicable accounting standards and the Financial Reporting Standard for Smaller Entities SORP(FRSSE) 2015 issued by the Charity Commission.

Funds

Restricted funds represent:

- a) income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest, and
- b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund. The PCC does not usually invest separately for each fund

Where there is no separate investment, interest is apportioned to individual funds on an average balance basis.

General funds represent the funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purposes of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted.

The accounts 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 their main affiliation to another body nor those that are informal gatherings of Church members.

Incoming Resources

Voluntary income and capital resources

Collections are recognised when received by or on behalf of the PCC.

Planned giving receivable under covenant is recognised only when received.

Income tax recoverable on covenants or gift aid donations is recognised when the income is recognised.

Grants and legacies to the PCC are accounted for as the PCC is notified of its legal right and of the amount due.

Funds raised by activities of the PCC are accounted for gross.

Other ordinary income

Rental income from the letting of church rooms is recognised when the rental is due.

Dividends and interest are accounted for when receivable.

Gains and losses on investments

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments.

Resources used

Grants

Grants and donations are accounted for when paid over, or when awarded if that award creates a binding obligation on the PC

Activities directly relating to Church work

The diocesan quota or parish share is accounted for when payable. Any quota unpaid at 31 December 2022 is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the Balance Sheet.

Fixed assets

Consecrated land and buildings and moveable church furnishings

Consecrated and benefice property is excluded from the accounts by the Charities Act 1996 section 96 (2(a)) (as amended).

No value is placed on church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditure incurred during the year on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is written off as expenditure in the Statement of Financial Activities and separately disclosed.

PAROCHIAL CHURCH COUNCIL OF ST JOHNS WITH ST JAMES, WALHAM GREEN

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2022

Other fixtures and fittings and office equipment

Equipment used within the church is depreciated on a straight-line basis over 4 years. However, individual items of equipment with a purchase price of £5,000 or less are written off when the asset is acquired. There were no items of equipment with a purchase price of £5,000 in 2022.

Investments

There were no investments at the year-end.

Current Assets

Amounts owing at 31 December 2022 in respect of fees, rents or other income are shown as debtors less provision for amount that may prove uncollectable.

There were no short-term deposits at the year end.

2 INCOMING RESOURCES	Unrestricted funds	Restricted funds	2022	2021
	£	£	£	£
2a Incoming resources from donors				
Planned giving	8,960	200	9,160	11,482
Income Tax recovered	5,071	577	5,648	5,798
Collections	6,372		6,372	4,457
Sundry donations	8,783	2,679	11,462	12,095
Charity collections	1,055		1,055	1,415
	<u>30,241</u>	<u>3,456</u>	<u>33,697</u>	<u>35,247</u>
2b Other voluntary incoming resources				
Grant from Diocese towards energy costs	2,641		2,641	
Grant from Community Fund to Building Fund				
	<u>2,641</u>		<u>2,641</u>	
2c Income from investments				
Dividends, interest and ground rent	1,348	1,746	3,094	1,708
2d Income from church activities and other income				
Lettings of church premises etc	111,523		111,523	89,617
Fees	3,916		3,916	3,742
Activities	9,918		9,918	8,097
VAT reclaimed - Listed Places of Worship scheme	2,070	7,228	9,298	660
Transient income	1,920		1,920	6,747
Other incomings	1,021		1,021	
	<u>130,368</u>	<u>7,228</u>	<u>137,596</u>	<u>108,863</u>
TOTAL INCOMING RESOURCES	<u>164,598</u>	<u>12,430</u>	<u>177,028</u>	<u>145,818</u>

3 RESOURCES EXPENDED	Unrestricted funds £	Restricted funds £	Total funds 2022 £	Total funds 2021 £
3a Activities directly related to the work of the Church				
Ministry: Diocesan quota	56,550		56,550	51,972
Upkeep of services	44,113		44,113	33,380
Church running expenses	23,466		23,466	16,248
	<u>124,129</u>		<u>124,129</u>	<u>101,600</u>
3b Church management and administration	<u>17,918</u>		<u>17,918</u>	<u>16,647</u>
3c Upkeep of church property	<u>9,486</u>	<u>35,922</u>	<u>45,408</u>	<u>14,750</u>
3d Sundry outgoings				
Building improvements and equipment purchased	3,516		3,516	4,265
Charity collections paid over	1,055		1,055	1,415
Transient costs	1,920		1,920	6,747
Music Association costs		5,428	5,428	595
Sundry outgoings	<u>6,491</u>	<u>5,428</u>	<u>11,919</u>	<u>13,022</u>
TOTAL RESOURCES EXPENDED	<u>158,024</u>	<u>41,350</u>	<u>199,374</u>	<u>146,019</u>

Church management and administration includes the independent examiner's fee of £500 (2021: £500)

4 ASSETS FOR USE BY THE CHURCH	Unrestricted funds £	Restricted funds £	Total funds 2022 £	Total funds 2021 £
4a Tangible fixed assets				
4b Investments				
4c Short term deposits				
4d Cash at bank and in hand				
Community bank account	30,125		30,125	13,937
Music Association bank account		1,463	1,463	2,703
Building bank account		25,731	25,731	26,211
CCLA Deposit	26,833	124,309	151,142	164,048
Petty cash	25		25	83
	<u>56,983</u>	<u>151,503</u>	<u>208,486</u>	<u>206,982</u>

5 ANALYSIS OF NET ASSETS BY FUND	Unrestricted		Restricted	Total
	Undesignated £	Designated £	£	£
Current Assets				
Debtors	8,224		2,918	11,142
Inter-fund balances				
Cash and Bank	56,983		151,503	208,486
	<u>65,207</u>		<u>154,421</u>	<u>219,628</u>
Current liabilities				
	<u>-31,644</u>		<u>-16,684</u>	<u>-48,328</u>
FUND BALANCE	<u>33,563</u>		<u>137,737</u>	<u>171,300</u>

	2022	2021
	£	£
6 DEBTORS		
Income tax recoverable	1,498	1,600
Lettings and other	9,644	10,916
	<u>11,142</u>	<u>12,516</u>
7 LIABILITIES: AMOUNTS DUE WITHIN ONE YEAR		
Assigned fees		168
Creditors for goods and services	21,518	12,942
Creditors for building renovation works	15,384	
Grant from DEBK Fund received in advance	7,502	7,502
Robert Presley Bursary	3,924	3,794
Other creditors (including professional fees)		1,446
	<u>48,328</u>	<u>25,852</u>

8 FUND DETAILS

The Building Fund has been established to receive grants and other income to be expended solely for the purpose of renovating the church building of St John's, Fulham. In previous years the roof, the tower, the interior lighting and sound systems were renovated. In 2022 replacement of the downpipes and hoppers was completed.

The St Johns Music Association was established more than a decade ago for the purpose of bringing music to a wider public audience. In 2022 donations of £3,458 were received and, together with the accumulated surplus, were used to fund an organ scholarship and participation by the Schola Cantorum in a choral competition in Rome,

9 TRANSACTIONS WITH MEMBERS OF THE PCC

During the year there were no transactions with members of the PCC.

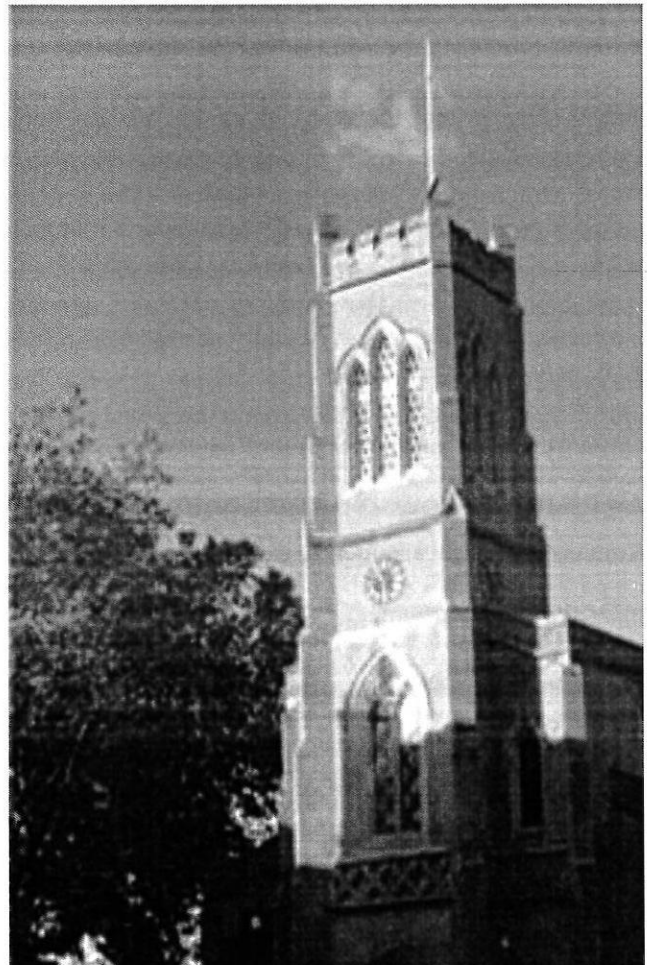
Accounts



Report and Accounts for the
Parochial Church Council of
St John with St James, Walham Green
for the year ended 31st December 2021

Aim and Purposes – What we are here for...

- To enable all people to encounter and worship the living God, Father Son and Holy Spirit.
- To live the love of God – Father Almighty, Creator of heaven and earth
 - living God's love in generous action and patient care
 - working for justice and peace and the integrity of creation
- To know God and ourselves more truly, through God's only Son, our Lord Jesus Christ
 - growing as disciples, faithful to the call and teaching of Jesus.
 - enabling all people to live lives that fulfil the unique potential created in each of us.
- To build loving community through God the Holy Spirit - strength, guide, defender, inspirer
 - welcoming all people regardless of age, wealth, ability, race, culture, sexuality or gender
 - providing healthy fellowship, where everyone can find friendship, care and belonging,
 - working with others to build a just society in which all can live life to the full and make a difference in the world



The PCC is also specifically responsible for the maintenance of the church building with its rooms and halls, used as a resource for the fulfilment of the church's aims and purposes.

Structure, governance and management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. John's the membership of the PCC consists of the incumbent, the Reverend Chris Rankine (vicar), the Reverend Doctor Tina Beardsley (honorary assistant priest), churchwardens, the Head Teacher of St. John's Walham Green CE Primary School, and members elected by those members of the congregation who are on the electoral roll of the church. All those who attend our services / members of the congregation are encouraged to register on the Electoral Roll and stand for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance to the parish including deciding on how the funds of the PCC are to be spent. New members receive induction training.

The full PCC met eleven times during the year with an average level of attendance of 78%, 5 of the meetings being virtual meetings over an internet link. Given its wide responsibilities the PCC has 2 sub-committees each dealing with a particular aspect of parish life. These sub-committees, being the Buildings Committee and the Music Committee (aka St John's Music Association), are all responsible to the PCC and report back to it regularly with minutes of their recommendations and delegated decisions being received by the full PCC and discussed as necessary.

There was, during the year, one contracted arrangement with a member of the PCC, namely that on a weekly basis, when lettings were allowed, the Lower Hall was let, at the normal rate, to Mrs Lucilla Royden, for the purpose of conducting dancing lessons.

Safeguarding

The care and protection of children young people and adults involved in church activities is the responsibility of everyone who participates in the life of the church. The PCC is committed to promoting a safer church in accordance with the House of Bishops' Policy Statements 'Promoting a Safer Church' (2017) and 'Protecting All God's Children' 4th edition (2010) and the Diocesan Safeguarding Policy 'Promoting a Safer Diocese' (2018); in particular to:

- Promoting a safer environment and culture.
- Safely recruiting and supporting all those with any responsibility related to children, young people and vulnerable adults within the church.
- Responding promptly to every safeguarding concern or allegation.
- Caring pastorally for victims/survivors of abuse and other affected persons.
- Caring pastorally for those who are the subject of concerns or allegations of abuse and other affected persons.
- Responding to those that may pose a present risk to others.

If anyone does have cause for concern please use the contacts on the "Promoting a Safer Church" poster, talk to Fr Chris to Mother Tina, or phone 999 if there is concern of immediate danger. Do not delay reporting.

The council has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, fully recognising its duty to have due regard to House of Bishops' guidance on safeguarding children and vulnerable adults.

Administrative information

We are registered with the Charity Commission as The Parochial Church Council Of The Ecclesiastical Parish Of St John With St James, Walham Green (1147892).

Address St John's Church, North End Road, Fulham, London. SW6 1PB

Contact Details 020 7385 7634 admin@stjohnsfulham.org

Website www.stjohnsfulham.org

Incumbent The Revd Chris Rankine
St John's Vicarage, 40 Racton Road, Fulham. London. SW6 1LP

Bankers Barclays Bank
Fulham Broadway Branch, London. SW6 IAH

Independent Examiner Reverend Captain Paul T Fitzpatrick
32 Waterer Rise, Wallington, Surrey. SM6 9DN

The Parochial Church Council (PCC) is a charity, which is also governed by two pieces of Church of England legislation, called Measures. These are : The Parochial Church Councils (Powers) Measure 1956 as amended. This defines the principal function, or purpose, of the PCC as "promoting in the parish the whole mission of the Church": and the Church Representation Rules (2020) (contained in Schedule 3 to the Synodical Government Measure 1969 as amended)

PCC members who have served at any time from 1st January 2020 until the date this report was approved are:

Ex Officio members:

- Incumbent: The Reverend Christopher Rankine (Chairman)
- Wardens: Mr Gregory Phillip and Mr Andrew Stocker

PCC members who have served at any time from 1st January 2021 until the date this report was approved are:

- Mr Andrew Harley – Lay chairman and representative on Deanery Synod
- Mrs Lucilla Royden, representative on Deanery Synod
- Mr Wilson Haagens
- Mr Richard Johns - Hon Treasurer (resigned October 2020 but continues in post and as member of Buildings and Music Committees but resigned from PCC 16 September 2020)
- Mr Andrew Collins – Hon Secretary
- Mr John Dawes
- Mrs Suzanna Stead
- Mrs Cathy Williams-Baker
- Ms Sarah Chambers (joined 1st September 2021)

Co-Opted:

- Honorary Assistant Priest: The Reverend Doctor Christina Beardsley
- Dr Liane Saunders
- Head Teacher, St. John's Walham Green CE Primary School: Mrs Barbara Wightwick

Advisers:

- Thomas Ford And Partners, 177 Kirkdale, Sydenham, London, SE26 4QH, architects and surveyors.

Independent Examiner's Report to the Parochial Church Council of The Ecclesiastical Parish of St John with St James, Walham Green.

I report on the accounts for the year ended 31st December 2021 which are set out on the following pages.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act, and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with the applicable accounting standards of SORP (FRSSE) 2015, together with the General Directions given by the Charity Commission and the Church Accounting Regulations 2006.

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 trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention that:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

4th February 2022



Reverend Captain Paul Fitzpatrick C.A.SCP
32 Waterer Rise
Wallington, Surrey SM6 9DN

PAROCHIAL CHURCH COUNCIL OF ST JOHNS WITH ST JAMES, WALHAM GREEN

Balance Sheet at 31 December 2021

	NOTES	2021 £	2020 £
Fixed Assets			
Tangible fixed assets	4a		
Investment assets	4b		
Current Assets			
Debtors and prepayments	6	12,516	8,109
Short term deposits	4c		
Cash at bank and in hand	4d	<u>206,982</u>	<u>211,595</u>
		219,498	219,704
Liabilities			
Amounts falling due within one year	7	<u>-25,852</u>	<u>-25,235</u>
Net Current Assets		193,646	194,469
Amounts falling due after one year			
Net Assets		<u><u>193,646</u></u>	<u><u>194,469</u></u>
Funds			
	5		
Unrestricted		26,989	26,933
Restricted		<u>166,657</u>	<u>167,536</u>
		<u><u>193,646</u></u>	<u><u>194,469</u></u>

The notes on the following four pages form part of these accounts.

Approved by the Parochial Church Council on

2022 and signed on its behalf by:

 Reverend C. Rankine (Vicar)

 (Treasurer)

25/04/2022

PAROCHIAL CHURCH COUNCIL OF ST JOHNS WITH ST JAMES, WALHAM GREEN

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

1 Accounting Policies

Financial statements have been prepared under the historical cost convention, in accordance with the Church Accounting Regulations 2006, together with applicable accounting standards and the Financial Reporting Standard for Smaller Entities SORP(FRSSE) 2015 issued by the Charity Commission.

Funds

Restricted funds represent:

- a) income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest, and
- b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund. The PCC does not usually invest separately for each fund

Where there is no separate investment, interest is apportioned to individual funds on an average balance basis.

General funds represent the funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purposes of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted.

The accounts 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 their main affiliation to another body nor those that are informal gatherings of Church members.

Incoming Resources

Voluntary income and capital resources

Collections are recognised when received by or on behalf of the PCC.

Planned giving receivable under covenant is recognised only when received.

Income tax recoverable on covenants or gift aid donations is recognised when the income is recognised.

Grants and legacies to the PCC are accounted for as the PCC is notified of its legal right and of the amount due.

Funds raised by activities of the PCC are accounted for gross.

Other ordinary income

Rental income from the letting of church rooms is recognised when the rental is due.

Dividends and interest are accounted for when receivable.

Gains and losses on investments

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments.

Resources used

Grants

Grants and donations are accounted for when paid over, or when awarded if that award creates a binding obligation on the PC

Activities directly relating to Church work

The diocesan quota or parish share is accounted for when payable. Any quota unpaid at 31 December 2021 is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the Balance Sheet.

Fixed assets

Consecrated land and buildings and moveable church furnishings

Consecrated and benefice property is excluded from the accounts by the Charities Act 1996 section 96 (2(a)) (as amended).

No value is placed on church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditure incurred during the year on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is written off as expenditure in the Statement of Financial Activities and separately disclosed.

PAROCHIAL CHURCH COUNCIL OF ST JOHNS WITH ST JAMES, WALHAM GREEN

Statement of Financial Activities for the year ended 31 December 2021

	NOTES	Unrestricted funds £	Restricted funds £	2021 £	2020 £
INCOMING RESOURCES					
Incoming resources from donors	2a	31,998	3,249	35,247	31,020
Other voluntary incoming resources	2b	-7,000	7,000		1,484
Income from investments	2c	1,015	71	1,086	1,708
Income from church activities and other income	2d	108,547	316	108,863	82,798
TOTAL INCOMING RESOURCES		134,560	10,636	145,196	117,010
RESOURCES EXPENDED					
Activities directly relating to Church work	3a	101,600		101,600	88,918
Church management and administration	3b	16,647		16,647	14,998
Upkeep of Church property	3c	3,830	10,920	14,750	9,605
Sundry outgoings	3d	12,427	595	13,022	5,516
TOTAL RESOURCES EXPENDED		134,504	11,515	146,019	119,037
NET INCOMING RESOURCES		56	-879	-823	-2,027
NET MOVEMENT IN FUNDS IN YEAR		56	-879	-823	-2,027
BALANCES BROUGHT FORWARD AT 1 January 2021		26,933	167,536	194,469	196,496
BALANCES CARRIED FORWARD AT 31 December 2021		26,989	166,657	193,646	194,469

PAROCHIAL CHURCH COUNCIL OF ST JOHNS WITH ST JAMES, WALHAM GREEN

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2021

Other fixtures and fittings and office equipment

Equipment used within the church is depreciated on a straight-line basis over 4 years. However, individual items of equipment with a purchase price of £5,000 or less are written off when the asset is acquired. There were no items of equipment with a purchase price of £5,000 in 2021.

Investments

There were no investments at the year-end.

Current Assets

Amounts owing at 31 December 2021 in respect of fees, rents or other income are shown as debtors less provision for amount that may prove uncollectable.

There were no short-term deposits at the year end.

2 INCOMING RESOURCES	Unrestricted funds	Restricted funds	2021	2020
	£	£	£	£
2a Incoming resources from donors				
Planned giving	11,482		11,482	12,878
Income Tax recovered	5,228	570	5,798	4,676
Collections	4,457		4,457	4,825
Sundry donations	9,416	2,679	12,095	8,641
Charity collections	1,415		1,415	
	<u>31,998</u>	<u>3,249</u>	<u>35,247</u>	<u>31,020</u>
2b Other voluntary incoming resources				
Grant from Community Fund to Building Fund	-7,000	7,000		
Dr. Edwards and Bishop King Fund				484
Diocese for Vestry Refurbishment				1,000
	<u>-7,000</u>	<u>7,000</u>		<u>1,484</u>
2c Income from investments				
Dividends, interest and ground rent	1,015	71	1,086	1,708
2d Income from church activities and other income				
Lettings of church premises etc	89,617		89,617	67,742
Fees	3,742		3,742	1,431
Activities	8,097		8,097	7,870
VAT reclaimed - Listed Places of Worship scheme	344	316	660	1,703
Transient income	6,747		6,747	985
Other incomings				3,067
	<u>108,547</u>	<u>316</u>	<u>108,863</u>	<u>82,798</u>
TOTAL INCOMING RESOURCES	<u>134,560</u>	<u>10,636</u>	<u>145,196</u>	<u>117,010</u>

3 RESOURCES EXPENDED	Unrestricted funds	Restricted funds	Total funds 2021	Total funds 2020
	£	£	£	£
3a Activities directly related to the work of the Church				
Ministry: Diocesan quota	51,972		51,972	51,120
Upkeep of services	33,380		33,380	24,148
Church running expenses	16,248		16,248	13,650
	<u>101,600</u>		<u>101,600</u>	<u>88,918</u>
3b Church management and administration	<u>16,647</u>		<u>16,647</u>	<u>14,998</u>
3c Upkeep of church property	<u>3,830</u>	<u>10,920</u>	<u>14,750</u>	<u>9,605</u>
3d Sundry outgoings				
Building improvements and equipment purchased	4,265		4,265	2,511
Charity collections paid over	1,415		1,415	
Transient costs	6,747		6,747	985
Music Association costs		595	595	2,020
Sundry outgoings	<u>12,427</u>	<u>595</u>	<u>13,022</u>	<u>5,516</u>
TOTAL RESOURCES EXPENDED	<u>134,504</u>	<u>11,515</u>	<u>146,019</u>	<u>119,037</u>

Church management and administration includes the independent examiner's fee of £500 (2020: £500)

4 ASSETS FOR USE BY THE CHURCH	Unrestricted funds	Restricted funds	Total funds 2021	Total funds 2020
	£	£	£	£
4a Tangible fixed assets				
4b Investments				
4c Short term deposits				
4d Cash at bank and in hand				
Community bank account	13,937		13,937	14,325
Music Association bank account		2,703	2,703	2,979
Building bank account		26,211	26,211	30,313
CCLA Deposit	26,485	137,563	164,048	163,963
Petty cash	83		83	15
	<u>40,505</u>	<u>166,477</u>	<u>206,982</u>	<u>211,595</u>

5 ANALYSIS OF NET ASSETS BY FUND	Unrestricted		Restricted	Total
	Undesignated	Designated		
	£	£	£	£
Current Assets				
Debtors	12,216		300	12,516
Cash and Bank	40,505		166,477	206,982
	<u>52,721</u>		<u>166,777</u>	<u>219,498</u>
Current liabilities				
	<u>-25,732</u>		<u>-120</u>	<u>-25,852</u>
FUND BALANCE	<u>26,989</u>		<u>166,657</u>	<u>193,646</u>

	2021	2020
	£	£
6 DEBTORS		
Income tax recoverable	1,600	1,000
Lettings and other	10,916	7,109
	<u>12,516</u>	<u>8,109</u>
7 LIABILITIES: AMOUNTS DUE WITHIN ONE YEAR		
Assigned fees	168	199
Creditors for goods and services	12,942	12,172
Creditors for building renovation works		1,498
Grant from DEBK Fund received in advance	7,502	7,502
Robert Presley Bursary	3,794	3,264
Other creditors (including professional fees)	1,446	600
	<u>25,852</u>	<u>25,235</u>

8 FUND DETAILS

The Building Fund has been established to receive grants and other income to be expended solely for the purpose of renovating the church building of St John's, Fulham. During the past four years the roof and the tower have been renovated and the interior lighting and sound systems have been renovated and updated. In 2020 the decision was taken to renovate the downpipes and hoppers. The work will be completed in 2022.

The St Johns Music Association was established more than a decade ago for the purpose of bringing music to a wider public audience. Concerts in the Church by young musicians and carol-singing by the St. John's Schola Cantorum yielded a small surplus in the year.

9 TRANSACTIONS WITH MEMBERS OF THE PCC

During the year there were no transactions with members of the PCC.

St. John's

Financial Review of the year ended 31st December 2021

Unrestricted Funds

1. From a financial point of view 2021 was a satisfactory year. An operating surplus of £7,056 was achieved from which a Grant of £7,000 was made to the Restricted Building Fund, leaving a final surplus of £56. PCC Unrestricted Reserves at the end of 2021 amounted to £26,989.
2. Total Incoming Resources increased by 19% to £134,560, compared to £112,798 in 2020. Operational Income was £123,673 of which £7,000 was transferred as a grant to the Restricted Building Fund. Other Incoming Resources, which are matched by Other Resources Expended, amounted to £17,887. They consisted of Assigned Fees collected on behalf of the Diocese of £2,197, amounts collected on behalf of Charities of £1,415, utility costs re-charged to Peques of £7,528 and transient income of £6,747.
3. Incoming resources from donors was £31,998. Giving increased by 7% to £30,583 and collections on behalf of Charities amounted to £1,415. The decline in church attendance led to a decrease in planned giving and collections but compensation was provided by several generous donations.
4. Income from the letting of the church premises increased by 32% to £89,617. The Holiness Unto The Lord International Church has returned, the Farmers' Market had it ups and downs but its return is hoped for, and Pines and Needles and the Bavarian Hut have provided Christmas cheer in addition to income. St. John's has also welcomed a considerable number and variety of new tenants. Income from table-top sales increased by 3% to £8,097, a remarkable achievement by the team in the light of the obstacles placed in its way by the pandemic and its side-effects.
5. Total Resources Expended increased by 20% to £134,504 compared to £111,794 in 2020. Operational Costs amounted to £116,717, and Other Resources Expended amounted to £17,887, matched by Other Incoming Resources as noted above.
6. The Common Fund contribution paid by the PCC to the Diocese increased by 2% to £51,972, amounting to 61% of the Full Diocesan Cost. The PCC has committed to an increase to £56,550 for 2022, representing the Full Cost of the Parish Ministry and 66.37% of the Full Diocesan Cost.
7. The Cost of Upkeep of Services increased by 38% to £33,380, including Assigned Fees of £2,197. The increase was largely due to more music in services, more choral scholars and expanded duties of the Director of Music. The benefits can be heard at every service and in the growing reputation of the St. John's Schola.
8. Building running expenses increased by 11% to £16,647, of which £8,720 is the cost of insurance and the St. John's share of utility costs, and £7,528 is the Peques share of utility costs re-charged to them. Building maintenance costs decreased by 12% to £3,830, there having been no major problems in the year. The replacement of a boiler in the Peques nursery at a cost of £2,982 was covered by the Insurer and Peques.
9. Church Management and Administration Costs increased by 11% to £16,647. The increase was mainly due to the employment of a cleaner whose employment has since been terminated.
10. Capital expenditure amounted to £4,265 compared to £2,511 in 2020. It included £1,388 on an external socket to facilitate lettings, £1,132 on a storage shed, £914 to complete work on the vestry and £583 for on-line equipment.

Restricted Funds

Building Fund

1. At the end of 2020 the Building Fund stood at £169,851. The first call on the remaining funds will be the refurbishment of the rainwater hoppers and downpipes. The complexity of and confusion about the multifarious bureaucratic requirements has delayed progress but it is hoped that some actual work will be undertaken in 2022.

2. A review of the refurbishment and future layout of the interior is taking place and consultants' fees of £10,920 were incurred in 2021.

3. Income in the form of donations, interest and VAT reclaimed under the LPOW scheme amounted to £1,637 and a Grant of £7,000 was transferred from the Community Fund.

4. At the end of 2021 the Building Fund stood at £164,024.

Music Association Fund

The Music Association has the purpose of organising public concerts in St. John's Church. Several concerts and recitals, together with a three-day workshop on the performance of Mediaeval Liturgical by the renowned Marcel Peres, were held during 2021.

A surplus of £1,404 was realised in 2021 and at the end of the year the Music Association Fund stood at £2,633.

Reserves Policy

1. It is PCC policy to maintain a balance on the general Unrestricted Fund equivalent to approximately two months worth of unrestricted normal operating costs as contingency against unforeseen situations. PCC unrestricted funds at the year-end amounted to £26,989, which is some 25% above the required level.

2. It is PCC policy to invest significant Fund balances, which are not needed in the immediate future, with the CCLA deposit fund. At the end of 2021 an amount of £137,563 of the Building Fund and an amount of £26,485 of Unrestricted Funds were so deposited, yielding the munificent interest returns of £71 and £15 respectively.

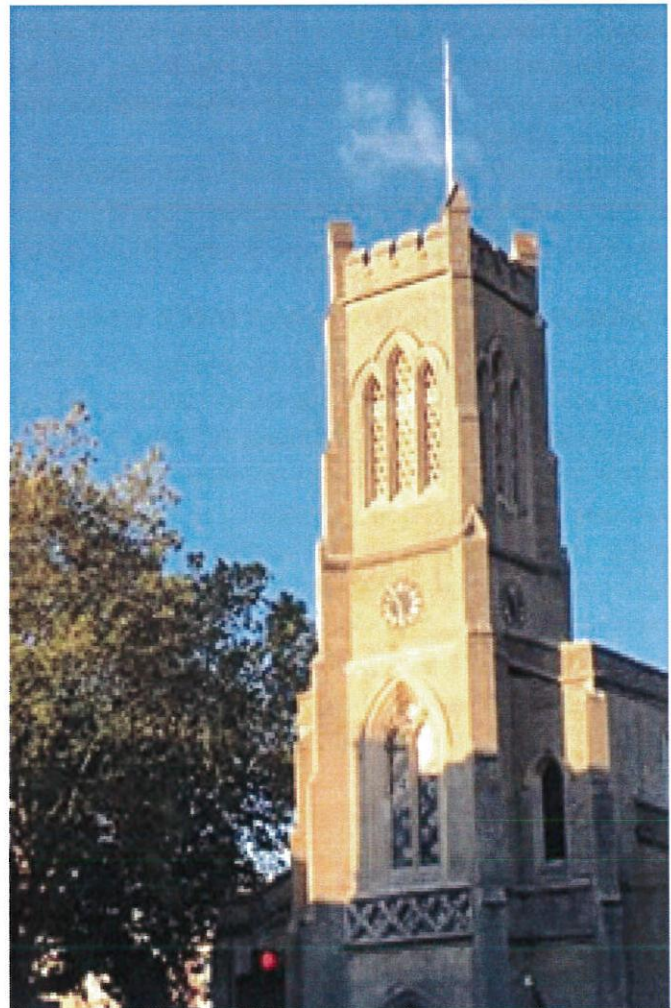
Accounts



Report and Accounts for the
Parochial Church Council of
St John with St James, Walham Green
for the year ended 31st December 2020

Aim and Purposes – What we are here for...

- To enable all people to encounter and worship the living God, Father Son and Holy Spirit.
- To live the love of God – Father Almighty, Creator of heaven and earth
 - living God's love in generous action and patient care
 - working for justice and peace and the integrity of creation
- To know God and ourselves more truly, through God's only Son, our Lord Jesus Christ
 - growing as disciples, faithful to the call and teaching of Jesus.
 - enabling all people to live lives that fulfil the unique potential created in each of us.
- To build loving community through God the Holy Spirit - strength, guide, defender, inspirer
 - welcoming all people regardless of age, wealth, ability, race, culture, sexuality or gender
 - providing healthy fellowship, where everyone can find friendship, care and belonging,
 - working with others to build a just society in which all can live life to the full and make a difference in the world



The PCC is also specifically responsible for the maintenance of the church building with its rooms and halls, used as a resource for the fulfilment of the church's aims and purposes.

Objectives and Activities – How are we living that out...

Worship and Encounter

St John's seeks to provide opportunities to worship and encounter God throughout the week. On Sunday we have a Sung Mass with Sunday School; the weekdays are marked through Morning Prayer, Mass and Evening Prayer. The weekday chapel is kept open throughout the day, and the grounds with the Calvary open 24/7 365 days a year so that anyone can stop to be still, take time to encounter themselves and the God of our Lord Jesus. Our worship at Sunday Mass is supported by an employed director of music and the choral scholars providing music of a high standard for any who would like to attend, regardless of where they are in faith and belief.

St John's provides opportunities for encounter and worship through the seasons - including Advent and Christmas; through Lent, Holy Week and Easter; and the autumn programme of Harvest, All Saints, All Souls and Remembrance. It also enables people to mark moments of lament and celebration as households, community and a nation, including birth and childhood, marriage and anniversaries, death and memorial.

Living the Love of God – care, generosity and justice

St John's Church creates opportunities to provide care and support and opens up its facilities to enable other groups and organisations whose aims and objectives are in common, or at least not contrary, to our own – frequently groups are offered a preferential rate, especially where they are being run by volunteers, or when new businesses are getting established.

Our own projects include working with the Glassdoor Homeless Charity – we are part of a group of churches providing shelter and an evening meal every night of the week from November to April, our night is Thursday. Each Tuesday we provide a meal for over fifties, with activities. We aim to provide pastoral care and support to all who come to us – though this is not always possible due to the limited trained staff available. We also provide a venue for Al-Anon to meet.

In common with conscientious nations and communities and the worldwide Church, we are committed to being at least carbon neutral by 2030. Our development and restoration of the building and grounds for the church and community will be a principal way in which this is achieved.

To Know God and ourselves more truly – enabling potential

St John's provides programmes that seek both to respond to and relate the bible and everyday faith and life. There are weekly and seasonal groups – Wednesday Café church/bible study group; Lent Groups; and occasional events such as the annual pilgrimage to Walsingham. We also provide reading materials, information and thought provokers through the website and social media.

We have a deliberate policy of seeking to encourage and empower people to explore and discover their potential and to enable opportunities for wellbeing and development. To this end, with a donor from the congregation, we have created six choral scholarships to provide an opportunity for singers to develop their skills and broaden their experience; we also provide limited space for young musicians to practice; and host concerts that are open to the public on a donation basis, as well as the music on throughout the year on Sundays and Festivals.

Our facilities are used by many community groups, providing a home for those running activities for children and adults in art, dance and ballet; health and fitness through the exercise class before the parish lunch and martial arts/self-defence.

We are proud of our primary school – St John's, Walham Green and their work with and for the children and staff – we have two members who serve on the governing body, the vicar is also a governor and leads collective worship for Early Years, Key Stage 1 and Key stage 2 each week; and provides support for the curriculum.

We are also delighted to be able to provide a home for the Peques Nursery and for Fulham Opera, both of which were started at St John's by people with drive and a vision to create something of excellence in the community, and both of which have gone on to expand beyond our walls and community.

Welcome, Fellowship and Community

Worship is consciously open to everyone – we have level access from the street into the church, a hearing loop, and large print service orders. Families are welcome, we provide a Sunday club with activities for children, and opportunities to participate through a children's choir, young servers, reading in church; children are also able to make their first communion from age 7; for families with babies and toddlers we provide changing facilities and toys for the very young. We provide communion at home for those not able to join us.

We maintain a regular email newsletter which goes out to all who request it; we also have a website and Facebook page through which we try to keep everyone connected with what is happening. Each Sunday, after mass there is the opportunity to gather for refreshments, which we extend at special times, the children sometimes provide extra treats to add to the occasion. The men have developed an opportunity for all who identify as men to go out for a meal. A similar group for women is being revived.

St John's works with and alongside a number of local organisations, including the Stoll Foundation for veterans, the Farm Lane Nursing Home, Fulham Primary School, and several local churches. We are also developing a relationship with Fulham Boys School and the Lady Margaret's School. We are pleased to welcome Community Payback to work with us – they do an significant amount of work and we seek to provide opportunities that make a worthwhile contribution and which values and enables skills and experience. The vicar and PCC secretary are trustees for the Elizabethan Schools Foundation a charity supporting young people in education and training for work, and we provide administrative support from the parish office.

Church Buildings and Grounds

Beyond Sunday morning, the church building is the home for many activities. Each day, morning and evening prayer and the daily mass are provided, the weekday chapel is open for private prayer and reflection, and the North Yard is always accessible for people to sit and take time, or to spend a moment at the Calvary. We provide a home and venue for a number of businesses including the long-running Table Top Sale, Peques Nursery and Pines and Needles Christmas Trees.

Our aim is to earn enough from the various lettings that we can continue to fulfil our aims and purposes in the community; to continue to restore and develop the building as a place of worship and community and care; to be able to offer new businesses a good start up rate; to support community groups with a preferential rate and to make the building available for free for activities such as the night shelter.

Achievements and Performance – What we have done this year...

The last year was dominated by the Covid-19 pandemic – this only needing to be a reference for those looking at this as an ancient record! We are all only too aware of the way in which it has dominated our lives, closed down our usual activities and demanded that we find different ways of doing what was ordinary for us.

Worship and Encounter

Worship has proceeded throughout the pandemic, which closed the building from 23 March. Starting with a mobile phone in a bedroom at the vicarage, our live stream has evolved through many stages and challenges: learning to use broadcasting software; finding a platform that allowed an interactive experience; finding a “work around” to enable camera and PowerPoint in the interactive software; the challenge of unstable broadband; adding camera and microphone; restreaming so that we can send out on interactive and direct viewing platforms; adding in videos so that members can read from the bible; the return to church with all the work to make the building Covid-safe; enabling simultaneous physical and livestream worship; the return of the choir, and the consequent search for livestream equipment that copes with the power of organ and voices; the move to YouTube for ease of access; the adding in of an extra camera to allow a view of the choir; at the year-end we were waiting for the wiring in of both sound systems into the live stream and needed volunteers to take over from the vicar in running the livestream. The learning curve has been steep and the bumps in the road have been many, but we have now got a system for the future. Going forward, we can enable participation for those who are unable to get out; offer livestream of concerts and performances; livestream funerals, weddings and baptisms;

give people the opportunity to see and be encouraged to join us for worship at St John's. Most meaningful during this time has been our ability to livestream funerals, enabling people to participate from across the world, which has been very much appreciated by families.

Before the pandemic, we had already established morning and evening prayer as services open to the public each day of the week; and restored a daily mass – with special thanks to Mother Tina who looks after Mondays and Saturdays. We have been able to maintain these throughout the pandemic, using a platform that allows interactive participation for everyone who would like to.

The choir continued to support us by providing music tracks in the first lockdown; they returned physically in September continuing throughout the following lockdowns. Particular thanks go to the Domenico, our Director of Music, and the Choral Scholars for the quality of the music each week, notably the Fauré Requiem for All Souls and the wealth of music through Advent and Christmas.

Holy Week and Easter came very early on in the first lockdown and there was not much that we could do without the failure of broadband – we were able to do the Stations of the Cross each night of Holy Week and shortened versions of Maundy Thursday, Good Friday and the Easter Vigil – thanks to all who participated. The return to the church building last summer made life a lot easier and we were able to celebrate All Saints and All Souls, Remembrance and Advent. Christmas was emotionally difficult for many of us with lockdown preventing many family celebrations. We were able to remain open as a church and to provide the full range of Advent and Christmas services – with the addition of a Christingle service with children in mind and a much enjoyed outdoor carol service that meant that everyone could sing, the first was a real challenge with some in church and others online and only the leaders able to sing, but the latter was a big success with the Saxophone quartet leading and over 100 people of all ages participating – both will appear in next year's programme.

Obviously, the North Yard and the Calvary have remained open throughout the year and have provided a stopping point for many. The Weekday chapel has been much more intermittent, we put up the Covid secure rules in four languages, but still had to close the chapel on numerous occasions in order to ensure the space was Covid free. It was a source of immense frustration. Largely, things have calmed down, and people seem to be following the safety rules.

At present there are 111 parishioners on the Church Electoral Roll, 42 of whom are not resident within the parish. 8 names were added during the year and 4 were removed either through death or because they moved away from the parish.

Lockdown and self-isolating has made keeping any kind of accurate numbers of those attending almost impossible to determine – not least of all because one online attendance can represent a number of people, including children – and the numbers are further skewed as we welcome online attendance by members of St John's who have since emigrated, and family members of those who participate in leading worship – a genuinely lovely addition, but not great for the science of statistics. The figures that follow are little more than a wet finger held up for wind direction! The average weekly attendance in October was around 40, but this number increased at festivals and including the two Christmas carol services which attracted 115 adults and children in the church yard, including passers-by; and well over a hundred in church and online for the choral carol service in church; Christmas Day saw attendance around 100.

Living the Love of God

The lack of contact details beyond an address of the electoral roll was a communication problem which we had begun to take action on late in 2019, but too late to cope with Covid; together with the instructions not to send paper mailing and the workload of the keeping the worship going it has made pastoral care a huge challenge. Largely restricted to phone calls where we can, and occasionally, distanced walks. The parish lunch has not been able to happen at all, and we deeply appreciate the work that Lucilla has done in keeping in touch with people. We have been able to go some way to responding to the increased number of people coming to the church, providing pastoral care in the church yard and signposting services such as Glassdoor – but this has emphasised again the need for a more structured and team response to the numbers of people in need in our community as identified already in the plan for the next three years.

During 2020, Fr Chris joined Andrew Collins and Stephen Overton to continue the work that they had started to resurrect the Elizabethan Schools Foundation, establishing the trustees group, restoring its charitable status and

encouraging a seemingly reluctant bank to release access to nearly £750,000 before it was absorbed into the national treasury. Largely through Andrew's and Stephen's hard work and sheer dogged determination not to accept obstacles put in the way by corporate bodies that should be assisting not hindering, the charity was restored and the funds released so that in the autumn 2020 ESF was able to approach schools offering funding for students to enable them to fulfil their potential. ESF is not a St John's charity, but we have had a significant hand in the work to re-establish it, so it is worthy of inclusion in this report.

The night shelter with Glassdoor was also prevented by Covid – Glassdoor did an immense amount of work in developing temporary hostels, and we were pleased to be able to let the cooking teams prepare meals in our kitchen for distribution later on Thursday evenings.

We have been able to provide a home for a number of new groups, some ostensibly temporary, others becoming a permanent fixture. We have had two children's ballet schools join us, Lucy Sparkles music and dance for babies and toddlers, HUTLIC church have been using our facilities again while their usual venue is closed, and of course, Fulham Farmer's Market opened at Easter last year and seems to have become well established. We provided free start-ups for the Farmers' Market and Lucy Sparkles, and preferential rates for the ballet companies and the Kung Fu clubs. We negotiated a different deal with Pines and Needles Christmas Trees on revenue rather than a flat rate, which gave them and us security, and the best return yet on that rental. Our thanks to Margaret, Wilson and Fr Chris for their negotiations, welcome, and stewardship of the groups and businesses.

To Know God and ourselves more truly – enabling potential

Over the last year, amongst the preaching series have been: 'Who On Earth Is Jesus?'; 'A Right Royal Waste of Time' – exploring our attitudes and practice of prayer; an Easter Series exploring the evidence and implications of the resurrection; New Life - exploring the challenges and opportunities of lockdown; 'We are Church' – how do we live as a Godly compassionate Community; 'What is in your hand?' – How our faith is lived out in ordinary life.

Mother Tina has continued to run the Café Church/Bible Study on line and we are grateful to her and the group for enabling that work throughout the year, and especially in the challenges of the pandemic.

We have been pleased to welcome and enable several new groups including an art club run by Paperbirds, the two ballet schools and "Lucy Sparkles" alongside our existing groups including the Kung Fu Self Defence classes for children and adults.

On the music front, we are pleased to be able to say that our Director of Music, Domenico Gioffre has been offered and accepted a permanent contract and salary. We have really valued his commitment, skills and good humour; his development of St John's Choral Scholars from once a month to every Sunday; and enabling them to produce some glorious music for the praise of God and the wellbeing of the community. We remain committed to the Choral Scholars, they returned from lockdown in September to provide the music for the Sunday Mass and festivals; we have been able to commit to six scholars most of the year, with the aim to move to eight. Domenico also started the children's choir, sadly this had to stop during Covid, but we are expecting it to relaunch in 2021.

During the summer we worked in partnership with All Saints Church Fulham to deliver a summer holiday club for two weeks, the focus being to enable children who had spent a lot of time isolated in confined spaces during lockdown to have some safe space and freedom to play and interact, and special attention given to enabling children with special needs to take part; a trained member of staff employed for that role. Over the two weeks we saw over 25 children participating at various times – an important facility given that few other holiday clubs were running. This was a great success, and we intend to establish this as a regular part of the calendar.

You won't be surprised to hear that school involvement has been difficult – on several occasions we managed to get something started or just about started before another outbreak of Covid made it impossible. We have not been idle though – a lot of work was done over the summer term to explore and define the values of the school with the children and alongside the staff, the children did some brilliant work with real sensitivity and

understanding. The final three that we settled on were Courage, Wisdom and Compassion under the School motto of "Love one another".

Welcome, Fellowship and Community

At the risk of sounding like a broken record! Covid has presented a number of challenges to shared participation – given we can't get within two metres of each other! However, we have found ways of keeping things going – with activity sheets instead of Sunday club; young servers became young readers, often from home; and the huge amount of work behind the scenes to enable livestreaming to include everyone in worship and participate in meetings, while keeping everyone safe.

The lack of ability to provide contact and fellowship has driven other mediums, with the development of the new website and Facebook content. We particularly want to thank Rob Parsons for creating the new logo for the church – the clear and simple design is readily associated with St John's, and we are immensely grateful for his generosity and time. Right at the end of the year, once it became clear that paper was not presenting the danger of transmitting Covid that had originally been thought, we were able to deliver a Christmas card to those we had contact with, and develop plans for this to be an extension to the newsletter that continued to go out by email through the year. We welcome Noel Dixon who is working with Charlie Campbell in producing the newsletter, and also brought some invaluable advice for how we develop the website and coordinate that with our other communications. Thank you to all who have contributed advice and support, the result has been a steep learning curve for the vicar and several significant reworkings to get it to the level it is now.

Conversation has continued with Fulham Boys School with a plan for the vicar to be more involved once they have moved sites into the parish and Covid restrictions are lifted. In November, the vicar was able to provide an Act of Remembrance on Armistice Day at the Stoll Foundation, and the live bugler rustled up by Domenico was very much appreciated - out of that has come some very encouraging conversations as to how we can develop the work together and extend it to other organisations locally, particularly local schools.

Peques Nursery have continued their activities, and while the opera, Ägyptische Helena, had to be postponed, Fulham Opera has now got firm dates for October 2021.

Lastly, we are proud to say that St John's was accepted as part of the Inclusive Church network at the end of 2020; we thank Mother Tina for her work on enabling that.

Church Building and Grounds

Over the last year we have been able to see a number of important developments. The most noticeable event has been the removal of the scaffolding so that the front of the church can be seen for the first time in a decade, and the renewed façade for the first time. You may also remember that the new speakers were fitted in the 'organ loft' for the new, novel, 'Hauptwerk' organ, so that by the end of January we were able to enjoy it (albeit briefly!) in all its glory. This has now been paid for, and we thank Richard Johns and Andrew Collins and more recently Domenico Gioffre for bringing their vision to fruition.

The last part of the roofing work has been the sorting out of damp and drainage. For a while, we worked on a plan to create drains and soakaways, however the costs would have used most of our savings, and were contradicted as a solution by the report of surveyors. With the agreement of our Architects, we therefore decided to take a more staged approach, initially replacing downpipes and hoppers.

More hidden has been the significant increase in lettings; this has meant we both need and are able to employ a cleaner to ensure we are Covid safe and to maintain good facilities given the increased usage. We chose not to furlough during lockdown and instead employed the time for work within the church – amongst which was the cleaning of the church carpet in the nave between the pillars, a job that has not only cleaned the carpet so that we know that it is clean for children to sit and play on, but got rid of much of the unsightly marks.

Having finished the roofs and tower, our objective this year is to develop a secure plan for the future that will enable us to create a much more user friendly building – currently, access to the building is only possible through the lower hall to get to any other space in the building, meaning that we can't use the church, offices or meeting room without disturbing the group in the lower hall; to put in a wooden floor in the church that will enable it to be used by many more groups, and be a much more suitable venue for important occasions such as baptisms, weddings and funerals. Changes to the way the building works will mean that we have much more space to offer and to use ourselves as we continue to seek to work at the heart of the community of Fulham. At the same time, we are seeking to restore this listed building to something of its former glory, for as a beautiful and worthy space for activities and groups to work in, and for the glory of God.

Through the year, the PCC and Buildings Group have been working with our architects to develop an achievable plan for the building. Key objectives were established in the year, replacement of the carpet and chipboard in the church for a real wood floor; renovation of the Old Vestry as vicar's office and the sacristy, to create a meeting room cum song room that also houses the church library and music collection; enabling the church, meeting room and lower hall to become independent spaces with their own access to toilets and kitchen so that the building can be used much more productively by multiple groups; increase of our kitchen and toilet facilities.

Throughout the year, there has been the inglorious work of tidying, clearing out and reorganisation, to release space, improve facilities, and as the first steps to beginning work on the building. The Lower Hall has been cleared of much furniture; the chairs in church have been repaired free of charge by the supplier and cable tied into groups to maintain a safe environment in emergency, and easy to create open space for activities; the cupboard outside the office has been repurposed as the cleaning cupboard making the job efficient and complying better with health and safety regulations. In church, the flatpack cupboards that have been re-flatpacked; the old organ was collected by Allen Organs without charge. to be used for spare parts – much better than dumping; the clutter and items left over from past events disposed of or stored. We are grateful to Mother Tina, Jennifer Kelly and Fr Chris for the day they spent working through the sacristy to reorganise and rationalise the contents, creating much needed space and order; to Fulham Opera for finding a new home for their props and kit, and to user groups like the Table-Top and Kung Fu, for their co-operation in reorganisation. At Christmas the next stage began, restoring the Old Vestry as an active room. Work has begun to tidy and organise the various areas of the church to make better use of the space.

Volunteers

We would like to thank all the volunteers who work so hard to keep the life of our church going forward during these difficult times, adapting their respective contributions to comply the ever-changing restrictions forced upon us. In particular we want to mention our churchwardens, Andy Stocker and Greg Phillip who have worked so tirelessly on our behalf; Richard Johns, who has continued to look after our finances, despite his well-deserved retirement from the PCC; Wilson Haagens who has devoted many hours to managing the various lettings and supervising minor maintenance and admin matters. We are grateful to Lucilla Royden for the splendid work which she has carried out in the past by running the Lunch Club when this was feasible. We are also thankful to 2 long-serving members of the PCC who resigned during the course of the year, Stephen Overton and Mandy Charles, both of whom covered a number of other roles over the years.

Farewells

We wish Jennifer Kelly and the children well in their new life in pastures new outside London, we thank them for the quiet contribution they made to the life of our church and sad to see them go, but pleased for them in their new home.

We remember with thanksgiving the life and contribution of Rose Howard who died just a year after Alston; Shirley Heath who died not long after Alf, the two of them ran the bingo for the Tuesday lunch club; and, slightly anticipating 2021, Jean Johnson who we think might have been the last surviving member of St James Church, as well as of St John's, died on the 1 January 2021.

Financial Review

Community Fund (Unrestricted)

Income for the full year 2020 was down by £17K to £105K.

Giving was down by £10K to £29K due the absence of cash collections.

Income from letting the various elements of the church building was unchanged at £62K, thanks particularly to a resurgent December where seasonal sales of Christmas trees added £9,000, assisted by Farmers' Market, Wing Chun Kung Fu and HUTLIC. It is clear that the practical and flexible approach that we adopted towards our tenants has paid off. Despite a magnificent effort in trying circumstances Table-top sales from the North Churchyard halved to £7K.

Other income included an amount of £3,100 received under the Corona Job Retention Scheme and, also, a refund of VAT on certain Building Maintenance costs amounting to £600 in the year, with more to be expected in future years. A Grant of £1,000 towards refurbishing the old vestry was gratefully received from the Diocese and £500 of the DEBK Grant from Dr Edward's and Bishop King's Charity, formerly standing on the Balance Sheet, being released to income.

Costs for the full year 2020 were down by £17,000 to £104,000. The Common Fund Contribution increased by £3,000 to £51,000, representing 60% of full costs.

Worship costs were down by £7,000 to £23,000, including reductions of £3,000 in Music Costs and £3,000 in Lunch Club Costs.

Building Operating costs were down by £3,000 to £12,000 as only routine maintenance proved to be needed in a very quiet year.

Running and Administration costs were flat at £15,000 but did include an additional £1,000 for the employment of a cleaner from October onwards.

CapEx included £1,700 for equipment to provide on-line services.

The result for the year was a surplus of £1,000 and the PCC's Reserves now stand at £26,900, somewhat ahead of the level required by its policy of retaining the equivalent of 2 month's expenditure, at present approximately £20,000.

The PCC starts 2021 in sound financial shape. However, any attempt at a forecast for the year would at present be little more than vaguely enlightened guesswork.

Restricted Funds

The Building Fund showed little activity in 2020. Income consisted of £1,100 of VAT recovered and £600 interest received on the CCLA deposit, and £5,200 was spent on Consultants Fees. The Fund stands at £166,000.

The Music Association made a surplus of £500, and the Fund stands at £1,200.

The accounts have been examined and approved by PCC's Examiner, the Reverend Captain Paul Fitzpatrick.

Structure, governance and management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. John's the membership of the PCC consists of the incumbent the Reverend Chris Rankine (vicar), the Reverend Doctor Tina Beardsley (honorary assistant priest), churchwardens, the Head Teacher of St. John's Walham Green CE Primary School and members elected by those members of the congregation who are on the electoral roll of the church. All those who attend our services / members of the congregation are encouraged to register on the Electoral Roll and stand for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance to the parish including deciding on how the funds of the PCC are to be spent. New members receive induction training.

The full PCC met six times during the year with an average level of attendance of 78%, 5 of the meetings being virtual meetings over an internet link. Given its wide responsibilities the PCC has 2 sub-committees each dealing with a particular aspect of parish life. These sub-committees, being the Buildings Committee and the Music Committee, are all responsible to the PCC and report back to it regularly with minutes of their recommendations and delegated decisions being received by the full PCC and discussed as necessary.

There was, during the year, one contracted arrangement with a member of the PCC, namely that on a weekly basis, when lettings were allowed, the Lower Hall was let, at the normal rate, to Mrs Lucilla Royden, for the purpose of conducting dancing lessons.

Safeguarding

The care and protection of children young people and adults involved in church activities is the responsibility of everyone who participates in the life of the church. The PCC is committed to promoting a safer church in accordance with the House of Bishops' Policy Statements 'Promoting a Safer Church' (2017) and 'Protecting All God's Children' 4th edition (2010) and the Diocesan Safeguarding Policy 'Promoting a Safer Diocese' (2018); in particular to:

- Promoting a safer environment and culture.
- Safely recruiting and supporting all those with any responsibility related to children, young people and vulnerable adults within the church.
- Responding promptly to every safeguarding concern or allegation.
- Caring pastorally for victims/survivors of abuse and other affected persons.
- Caring pastorally for those who are the subject of concerns or allegations of abuse and other affected persons.
- Responding to those that may pose a present risk to others.

During 2020 we undertook a review of our current practice: we completed a revision of our Safer Recruitment policy; improved visibility of information - "Promoting a Safer Church" and NSPCC posters for children are more prominent in all areas; ensured DBS checks are up to date; reviewed training commitments to ensure that PCC members complete level 1; identified the training needs of those working with children and vulnerable adults, due to Covid-19 this has been delayed and we have decided only to launch activities as training is completed; the Safeguarding Officer and Parish Priest are both up to date with their Level 3 training; the vicar preached about Safeguarding twice and referred to it in other sermons. The next stage will be to improve our signposting for those who may be victims/survivors of abuse or domestic violence. We responded to the Diocesan request for research into an past reports of safeguarding concerns as part of the IICSA enquiry, no cases were reported at that time. There have been no safeguarding incidents, disclosures or concerns reported to us in the year. If anyone does have cause for concern please use the contacts on the "Promoting a Safer Church" poster, talk to Fr Chris to Mother Tina, or phone 999 if there is concern of immediate danger. Do not delay reporting.

Administrative information

We are registered with the Charity Commission as The Parochial Church Council Of The Ecclesiastical Parish Of St John With St James, Walham Green (1147892).

Address St John's Church, North End Road, Fulham, London. SW6 1PB

Contact Details 020 7385 7634 admin@stjohnsfulham.org

Website www.stjohnsfulham.org

Incumbent The Revd Chris Rankine
St John's Vicarage, 40 Racton Road, Fulham. London. SW6 1LP

Bankers Barclays Bank
Fulham Broadway Branch, London. SW6 IAH

Independent Examiner Reverend Captain Paul T Fitzpatrick
32 Waterer Rise, Wallington, Surrey. SM6 9DN

The Parochial Church Council (PCC) is a charity, which is governed by two pieces of Church of England legislation, called Measures. These are : The Parochial Church Councils (Powers) Measure 1956 as amended. This defines the principal function, or purpose, of the PCC as "promoting in the parish the whole mission of the Church": and the Church Representation Rules (2020) (contained in Schedule 3 to the Synodical Government Measure 1969 as amended)

PCC members who have served at any time from 1st January 2020 until the date this report was approved are:

Ex Officio members:

- Incumbent: The Reverend Christopher Rankine (Chairman)
- Wardens: Mr Gregory Phillip and Mr Andrew Stocker

Elected members:

- Mr Andrew Harley – Lay chairman and representative on Deanery Synod
- Mrs Lucilla Royden, representative on Deanery Synod
- Mr Wilson Haagens
- Mr Stephen Overton (resigned 12 June 2020)
- Ms Mandy Charles (resigned 8 July 2020)
- Mr Richard Johns - Hon Treasurer (continues in post and as member of Buildings and Music Committees but resigned from PCC 16 September 2020)
- Mr Andrew Collins – Hon Secretary
- Mr John Dawes
- Mrs Suzanna Stead

- Ms Susan Charles
- Mrs Cathy Williams-Baker

Co-Opted:

- Honorary Assistant Priest: The Reverend Doctor Christina Beardsley
- Dr Liane Saunders
- Head Teacher, St. John's Walham Green CE Primary School: Mrs Barbara Wightwick

Advisers:

- Thomas Ford And Partners, 177 Kirkdale, Sydenham, London, SE26 4QH, architects and surveyors.



St John with St James Church, Fulham

Rev Chris Rankine 07766 475743 St John's Church, North End Road, Fulham, SW6 1PB. vicar@stjohnsfulham.org

Vicar's Statement 2020

While the last year has presented us with a massive challenge, the resilience and potential of St John's church has shone through. On the one hand challenges have created opportunities: lockdown created the potential for developing a live stream system that gives us the facility to do things that we would not have contemplated before; isolation has forced us to find different ways of communicating leading to a new website, a growing use of social media and, a little more old-school, a paper newsletter for those not able to access the computer. The church has not stood still: plans for developing the building for mission and ministry have continued and are bearing real fruit; we've seen the scaffolding removed and the North Yard opened to the public again; the internal space is gently being tidied and reorganised to create a cleaner, more open environment – most notably the carpet in church; we have been able to offer a permanent contract for the Director of Music and commit again to the posts for the choral scholars, and to create a cleaner's post, paid at the London living wage; we have recruited some significant new lettings; and we have a strategy for the next three years; finally, as our accounts will show, through the work of people like Margaret, and Richard and Wilson, we ended the year with a small surplus and having continued to increase our contribution to the Common Fund.

That's not to say that we don't have significant issues to tackle – as we head to the middle of 2021, our finances are creaking after the most recent lockdown; fellowship has taken a huge hit over the year; youth and children's work has also suffered; and we are all concerned about what has happened to those most isolated by lockdown. We approach this year in a considerably better position than many organisations, with an encouraging programme for growth and development, nonetheless we need to grasp the moment and get stuck in, if we are to ensure that we do not diminish but capitalise, restore and grow as we seek to fulfil God's call and mission to the parish of Fulham, Walham Green.

The strategy for the next three years, agreed by the PCC, is attached; what follows are the plans for the coming year.

Growing Church

A lot of work has been done over the year to secure the 10.30 am mass with its music tradition; we have begun to be able to introduce more activities for children and will be working toward re-establishing Sunday Club. I am aiming to launch a Saturday Evening family mass in September – continuing the Catholic spirituality, but simpler, shorter, and to include a more modern genre of music. As soon as we can recruit a voluntary choir, we will look to launch evensong.

We will be looking to develop opportunities and a growing interest for exploring faith and discipleship amongst us as adults. We have already done two new things in Lent with the Lent Book read on line, and the reading of the whole of the Gospel of Mark through Holy Week. We'll continue in the autumn with some one-off opportunities, based around a meal, to explore matters of faith and life. One autumn event will be "An Evening with St Luke" a meal with an introduction to the Evangelist and his Gospel as part of the evening – next year's Gospel. We will also be reinstating the tradition of pilgrimage that has been so much a part of parish life for St John's, starting with a short walk to Westminster Abbey for the Feast of St Edward the Confessor.

For children, First Communion club will run in the second half of the summer term, with the anticipation of starting a Kids Club in the autumn. For those in Year 7 plus, I will launch a youth group in June, initially focused around the environment and creation. The vision for the youth and children's groups is much broader than the usual diet of church groups: if discipleship is about the whole of our lives, and Jesus' plan is to bring life in all its fullness (John 10.10), then our youth work and children's work needs to reflect this whole life perspective. More information about these groups will be published over the next few weeks. The aim should be to enable our young people to grow in faith and fulfil their God-given potential for fullness of life and making a difference in the world.

Community Hub

'At the heart of Fulham' is not just a tag line; St John's is privileged to sit at the heart of the Fulham community and many people come through our doors needing practical, emotional and spiritual support. We have outlined in our three year plan 'Building on Firm Foundations' a series of activities that provide the focus for fellowship, support and signposting. These would seem to fall into three centres of hospitality – the homelessness breakfast, the morning café, and mealtimes – each forming the centre for social and support potential.



St John with St James Church, Fulham

Rev Chris Rankine 07766 475743 St John's Church, North End Road, Fulham, SW6 1PB. vicar@stjohnsfulham.org

Some things are easy to prioritise because they are already valued parts of our programme: Thursday evening meal for the night shelter – already agreed for the autumn; and restoring Tuesday parish lunch – though this is not a simple restart as we will need to form a new team of volunteers, and renew the substantial larder that provided the infrastructure for the meals to be cooked. In order to move forward, we need a small team of three to enable a community audit, so that we can work out what the areas of greatest need are. The result will help us choose what to do and seek funding. If we can crack on with this in shorter order, we may be able to see the first new work kicking off as we head into autumn.

Nurturing Music and the Arts

I'm pleased to be able to say that Fulham Opera have booked the church for their latest opera in October; and that a number of our groups have rebooked into the autumn. We are anticipating the children's choir restarting after May half term, and there seem to be green shoots that I am hoping mean that we can get a voluntary choir started – but that decision is beyond my remit, as the maestro will remind me! Talking of Domenico, we are beginning to explore the possibility of an Arts and Music Festival in 2022, I'm mentioning it now because most of the work will happen in 2021 – if you would be interested in forming part of the team putting that together, please talk to Domenico or myself.

Restoring and Renewing the Building

Much of the work we are proposing is either dependent on, or will be enormously helped by the work we are planning to do on the building. The main priorities for the work on the building this year will be around establishing the church, lower hall and a meeting room as independent spaces that can be used at the same time – significantly increasing our ability to provide for the activities of the church and the community; and increasing our income so that we can continue to move forward on developing Community Hub and the restoration of the building. The early stages of this are fairly secure, the later stages may move around depending on funding, capacity, need, and opportunity.

Alongside this overall aim, the PCC have agreed that restoring the floor in the church is a priority – it will make for a healthier and safer space, much more useful and attractive. Fundamentally it is the single most significant thing we can do to restore this sacred space that holds the worship of God, the celebration of the key moments of life and community, and the performance of the creative arts.

There is much more on the agenda including the restoration of the plaster and paintwork in church, and a new heating system – for the moment, we are going forward with the earliest stages which are secure decisions and for which we can find funding. The next significant stage will be producing complete plans for the project and then to be able to seek both the planning permissions we need and such grant funding as may be available. Community Hub, Restoration and Building Development are all tightly woven together when it comes to seeking funding.

Thank you

I want to add some personal thanks in addition to those already mentioned in the Annual Report – these are not exhaustive, but representative of the many people that form the Body of Christ in this place and enable the ministry of St John's Church. My particular thanks to Mother Tina for her help, support and generous council; to the churchwardens

Greg and Andy for their service and encouragement; to our secretary Andrew and treasurer/finance advisor Richard for the sharing of their professional skills and dedication for ministry of the church – and their enabling of the music; to Margaret, our administrator, Domenico, Director of Music and Alex, our cleaner - who's generous work and robust contribution makes for an enjoyable team to work with; to Wilson for his commitment and sheer hard work that helps enable so much in the background; to the Choral Scholars for the beauty of the music they provide and their good humour; to our Lay Chair, Andrew, who's encouragement and gentle wisdom are much appreciated; to Zanni, Safeguarding Officer for sticking with it; to Lucilla, Andrew, Liane, Sarah, Lawrence, Faith, Francis and Wilson who have been willing to step into new roles on behalf of the church; finally to the PCC, for their encouragement, challenge and patience. As I said, this is representative, and far from exhaustive - thank you to everyone.

Chris

PAROCHIAL CHURCH COUNCIL OF ST JOHNS WITH ST JAMES, WALHAM GREEN

Notes to the Financial Statements for the year ended 31 December 2020

1 Accounting Policies

Financial statements have been prepared under the historical cost convention, in accordance with the Church Accounting Regulations 2006, together with applicable accounting standards and the Financial Reporting Standard for Smaller Entities SORP(FRSSE) 2015 issued by the Charity Commission.

Funds

Restricted funds represent:

- a) income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest, and
- b) donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund. The PCC does not usually invest separately for each fund

Where there is no separate investment, interest is apportioned to individual funds on an average balance basis.

General funds represent the funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purposes of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted.

The accounts 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 their main affiliation to another body nor those that are informal gatherings of Church members.

Incoming Resources

Voluntary income and capital resources

Collections are recognised when received by or on behalf of the PCC.

Planned giving receivable under covenant is recognised only when received.

Income tax recoverable on covenants or gift aid donations is recognised when the income is recognised.

Grants and legacies to the PCC are accounted for as the PCC is notified of its legal right and of the amount due.

Funds raised by activities of the PCC are accounted for gross.

Other ordinary income

Rental income from the letting of church rooms is recognised when the rental is due.

Dividends and interest are accounted for when receivable.

Gains and losses on investments

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments.

Resources used

Grants

Grants and donations are accounted for when paid over, or when awarded if that award creates a binding obligation on the PCC.

Activities directly relating to Church work

The diocesan quota or parish share is accounted for when payable. Any quota unpaid at 31 December 2020 is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the Balance Sheet.

Fixed assets

Consecrated land and buildings and moveable church furnishings

Consecrated and benefice property is excluded from the accounts by the Charities Act 1996 section 96 (2(a)) (as amended).

No value is placed on church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditure incurred during the year on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is written off as expenditure in the Statement of Financial Activities and separately disclosed.

PAROCHIAL CHURCH COUNCIL OF ST JOHNS WITH ST JAMES, WALHAM GREEN

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2020

Other fixtures and fittings and office equipment

Equipment used within the church is depreciated on a straight-line basis over 4 years. However, individual items of equipment with a purchase price of £5,000 or less are written off when the asset is acquired. There were no items of equipment with a purchase price of £5,000 in 2020.

Investments

There were no investments at the year-end.

Current Assets

Amounts owing at 31 December 2020 in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectable.

There were no short-term deposits at the year end.

2 INCOMING RESOURCES	Unrestricted funds	Restricted funds	2020	2019
	£	£	£	£
2a Incoming resources from donors				
Planned giving	12,878		12,878	12,442
Income Tax recovered	4,676		4,676	6,771
Collections	4,825		4,825	14,877
Sundry donations	6,107	2,534	8,641	6,085
Charity collections				2,071
	<u>28,486</u>	<u>2,534</u>	<u>31,020</u>	<u>42,246</u>
2b Other voluntary incoming resources				
Dr. Edwards and Bishop King Fund	484		484	660
Diocese for Vestry Refurbishment	1,000		1,000	
	<u>1,484</u>		<u>1,484</u>	<u>660</u>
2c Income from investments				
Dividends, interest and ground rent	1,126	582	1,708	2,843
2d Income from church activities and other income				
Lettings of church premises etc	67,742		67,742	69,263
Fees	1,431		1,431	1,775
Activities	7,870		7,870	17,202
Advertising Income				26,372
VAT reclaimed - Listed Places of Worship scheme	607	1,096	1,703	6,236
Transient income	985		985	9,505
Other incomings	3,067		3,067	935
	<u>81,702</u>	<u>1,096</u>	<u>82,798</u>	<u>131,288</u>
TOTAL INCOMING RESOURCES	<u>112,798</u>	<u>4,212</u>	<u>117,010</u>	<u>177,037</u>

3 RESOURCES EXPENDED

	Unrestricted funds	Restricted funds	Total funds 2020	Total funds 2019
	£	£	£	£
3a Activities directly related to the work of the Church				
Ministry: Diocesan quota	51,120		51,120	48,024
Upkeep of services	24,148		24,148	30,710
Church running expenses	13,650		13,650	15,614
	<u>88,918</u>		<u>88,918</u>	<u>94,348</u>
3b Church management and administration	<u>14,998</u>		<u>14,998</u>	<u>15,062</u>
3c Upkeep of church property	<u>4,382</u>	<u>5,223</u>	<u>9,605</u>	<u>72,123</u>
3d Sundry outgoings				
Building improvements and equipment purchased	2,511		2,511	12,259
Charity collections paid over				2071
Transient costs	985		985	9,505
Music Association costs		2,020	2,020	767
Sundry outgoings	<u>3,496</u>	<u>2,020</u>	<u>5,516</u>	<u>24,602</u>
TOTAL RESOURCES EXPENDED	<u>111,794</u>	<u>7,243</u>	<u>119,037</u>	<u>206,135</u>

Church management and administration includes the independent examiner's fee of £500 (2019: £500)

4 ASSETS FOR USE BY THE CHURCH

	Unrestricted funds	Restricted funds	Total funds 2020	Total funds 2019
	£	£	£	£
4a Tangible fixed assets				
4b Investments				
4c Short term deposits				
4d Cash at bank and in hand				
Community bank account	14,325		14,325	29,867
Music Association bank account		2,979	2,979	715
Building bank account		30,313	30,313	13,072
CCLA Deposit	26,471	137,492	163,963	162,255
Petty cash	15		15	52
	<u>40,811</u>	<u>170,784</u>	<u>211,595</u>	<u>205,961</u>

5 ANALYSIS OF NET ASSETS BY FUND

	Unrestricted		Restricted	Total
	Undesignated	Designated		
	£	£	£	£
Current Assets				
Debtors	8,109			8,109
Cash and Bank	40,811		170,784	211,595
	<u>48,920</u>		<u>170,784</u>	<u>219,704</u>
Current liabilities				
	<u>-21,987</u>		<u>-3,248</u>	<u>-25,235</u>
FUND BALANCE	<u>26,933</u>		<u>167,536</u>	<u>194,469</u>

	2020	2019
	£	£
6 DEBTORS		
Income tax recoverable	1,000	1,900
Lettings and other	7,109	2,886
VAT reclaimed - Listed Places of Worship scheme		6,216
Advertising Income		14,284
	<u>8,109</u>	<u>25,286</u>
7 LIABILITIES: AMOUNTS DUE WITHIN ONE YEAR		
Assigned fees	199	165
Creditors for goods and services	12,172	20,707
Creditors for building renovation works	1,498	630
Grant from DEBK Fund received in advance	7,502	7,986
Robert Presley Bursary	3,264	3,610
Other creditors (including professional fees)	600	1,653
	<u>25,235</u>	<u>34,751</u>

8 FUND DETAILS

The Building Fund has been established to receive grants and other income to be expended solely for the purpose of renovating the church building of St John's, Fulham. During the past four years the roof and the tower have been renovated and the interior lighting and sound systems have been renovated and updated. In 2020 the decision was taken to renovate the downpipes and hoppers. The work will be carried out in 2021.

The St Johns Music Association was established more than a decade ago for the purpose of bringing music to a wider public audience. Concerts in the Church by young musicians and carol-singing by the St. John's Schola Cantorum yielded a small surplus in the year.

9 TRANSACTIONS WITH MEMBERS OF THE PCC

Prior to election to the PCC L. Royden had for more than 5 years performed professional services for St. John's and had rented the premises for separate professional activities. In 2020 the PCC paid L. Royden £750 for professional services and received £375 in rental income.

PAROCHIAL CHURCH COUNCIL OF ST JOHNS WITH ST JAMES, WALHAM GREEN

Statement of Financial Activities for the year ended 31 December 2020

	NOTES	Unrestricted funds £	Restricted funds £	2020 £	2019 £
INCOMING RESOURCES					
Incoming resources from donors	2a	28,486	2,534	31,020	42,246
Other voluntary incoming resources	2b	1,484		1,484	660
Income from investments	2c	1,126	582	1,708	2,843
Income from church activities and other income	2d	81,702	1,096	82,798	131,288
TOTAL INCOMING RESOURCES		112,798	4,212	117,010	177,037
RESOURCES EXPENDED					
Activities directly relating to Church work	3a	88,918		88,918	94,348
Church management and administration	3b	14,998		14,998	15,062
Upkeep of Church property	3c	4,382	5,223	9,605	72,123
Sundry outgoings	3d	3,496	2,020	5,516	24,602
TOTAL RESOURCES EXPENDED		111,794	7,243	119,037	206,135
NET INCOMING RESOURCES		1,004	-3,031	-2,027	-29,098
NET MOVEMENT IN FUNDS IN YEAR		1,004	-3,031	-2,027	-29,098
BALANCES BROUGHT FORWARD AT 1 January 2020		25,929	170,567	196,496	225,594
BALANCES CARRIED FORWARD AT 31 December 2020		26,933	167,536	194,469	196,496


PAROCHIAL CHURCH COUNCIL OF ST JOHNS WITH ST JAMES, WALHAM GREEN

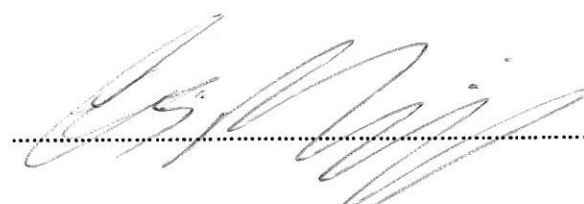
Balance Sheet at 31 December 2020

	NOTES	2020 £	2019 £
Fixed Assets			
Tangible fixed assets	4a		
Investment assets	4b		
Current Assets			
Debtors and prepayments	6	8,109	25,286
Short term deposits	4c		
Cash at bank and in hand	4d	<u>211,595</u>	<u>205,961</u>
		219,704	231,247
Liabilities			
Amounts falling due within one year	7	<u>-25,235</u>	<u>-34,751</u>
Net Current Assets		194,469	196,496
Amounts falling due after one year			
Net Assets		<u><u>194,469</u></u>	<u><u>196,496</u></u>
Funds			
Unrestricted	5	26,933	25,929
Restricted		<u>167,536</u>	<u>170,567</u>
		<u><u>194,469</u></u>	<u><u>196,496</u></u>

The notes on the following four pages form part of these accounts.

Approved by the Parochial Church Council on xx xxxxxxxx 2021 and signed on its behalf by:

 Reverend C. Rankine (Vicar)

 xxxxxxxxxxxxxx (Treasurer)

Independent Examiner's Report to the Parochial Church Council of The Ecclesiastical Parish of St John with St James, Walham Green.

I report on the accounts for the year ended 31st December 2020 which are set out on the following pages.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act, and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with the applicable accounting standards of SORP (FRSSE) 2015, together with the General Directions given by the Charity Commission and the Church Accounting Regulations 2006.

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 trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention that:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

5th February 2021



Reverend Captain Paul Fitzpatrick C.A.SCP
32 Waterer Rise
Wallington, Surrey SM6 9DN

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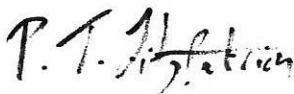
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