

THE PAROCHIAL CHURCH COUNCIL  
OF THE ECCLESIASTICAL PARISH OF  
SAINT ALPHAGE, HENDON

ALSO KNOWN AS

ST ALPHAGE CHURCH, BURNT OAK  
and incorporating

ST AUGUSTINE'S CHURCH, GRAHAME PARK

Annual Report and  
Financial Statements of the  
Parochial Church Council

FOR THE YEAR ENDED 31 DECEMBER 2022

Registered Charity Number – 1154964

ST ALPHAGE CHURCH, BURNT OAK  
with  
ST AUGUSTINE'S CHURCH, GRAHAME PARK

Incumbent:  
The Revd Prebendary Hugh Moore  
The Vicarage  
Montrose Avenue  
Edgware  
Middlesex, HA8 0DN

Priest in Charge - St Augustine's  
Rev'd Joseph Gabor  
St Augustine's House Great Field  
Grahame Park Estate London, NW9 5SY

Bankers:

For St Alphage Church  
Barclays Bank Plc  
Edgware Branch  
126 Station Road,  
Edgware  
Middlesex, HA8 7RY

For St Augustine's Church  
National Westminster Bank Plc  
Edgware (B) Branch  
317 Hale Lane  
Edgware  
Middlesex HA8 7AX

Independent Examiner:

Mr Facel Cassem  
25 Millfield Road  
HA8 0DJ

THE PAROCHIAL COUNCIL OF THE  
ECCLESIASTICAL PARISH OF SAINT ALPHAGE,  
HENDON

known as

ST ALPHAGE CHURCH, BURNT OAK with  
ST AUGUSTINE'S CHURCH, GRAHAME PARK  
ANNUAL REPORT FOR 2022

### Background

St Alphage's with St Augustine's PCC has the responsibility of co-operating with the incumbent, The Revd Hugh Moore, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

### Address

St Alphage church is situated in Montrose Avenue, Burnt Oak, Edgware, Middlesex  
It is part of the Diocese of London, within the Church of England  
The correspondence address is The Vicarage, Montrose Avenue, Burnt Oak,  
Edgware, Middlesex, HA8 ODN. St Augustine's church is situated in Great Field on  
Graham Park Estate

### Worship

The main Sunday Service at St Alphage is the Parish Mass at 11.00am  
The main Sunday Service at St Augustine's is the Parish Mass at 10.00am  
There is a daily mass in the parish and the times vary but can be obtained from the church notice boards

### Status

The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules 2011) and a charity registered with the Charity Commission and with the registration number of 1154964

### Membership

Members of the PCC are either ex officio or elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules. The members of the PCC are also the Trustees of the Charity

During the year the following served as members of the PCC:

Incumbent:	The Revd Prebendary Hugh Moore	Chairman
Curates:	The Revd Joseph Gabor	
Wardens:	Lynn Gilling Leonard Thoroughgood	
Representatives on the Deanery Synod:	Ms. Lynn Gilling Mr Okey Ngoka Mrs Margaret Fadeyi	

#### Elected members

Mr Ikechukwy Ngoka	
Mr Okey Ngoka	
Mr Alan Rouzel	
Mr David Stankiewicz	
Mrs Maureen Stankiewicz	Secretary
Mr Karl Brooks	
Mr Neil Hollows	Vice Chairman
Mr Phillip Cunnifford	from
Mr Len Thoroughgood	Treasurer
Ms Angela Weston	
Miss Emily Jones Dawson	from 29.05.2022
Mrs Margaret Stanhope	from 29.05.2022

#### Committees

The PCC has a number of committees which meet with varying degrees of frequency. These are listed below:

##### Standing committee

This is required by law and has power to transact business of the PCC between meetings, subject to PCC directions. Members are the Vicar, Wardens, , Mr Neil Hollows, and Mrs Maureen Stankiewicz

St Augustine's District Church Council

This has overall responsibility for the church of St Augustine's and area of Grahame Park. This council is elected by members of the church who attend St Augustine's.

#### Finance Committee

This committee has responsibility to assist and advise the treasurer on the Accounting and Finance Functions of the Church

#### Hall Committee

This committee has responsibility for the management of St Alphage Hall, Playfield Road, and its surrounding land for the purposes of social, recreational, educational and religious development of the parish.

#### Church Attendance

At 2<sup>nd</sup> May 2021 there were 175 parishioners on the Church Electoral Roll, (121 St Alphage and 54 St Augustine's). 7 names were added during the year and 3 were removed.



## Report on the Parish and its Council for the year ending 31 December 2022

As things returned to a new 'normal' following covid restrictions, we were able to have the left side of the church replastered and decorated to repair the damage caused by leaks in time to celebrate the 95<sup>th</sup> anniversary. The Hall was also decorated. No 18 had a new bathroom fitted. We had several successful social events, including the Queens jubilee, and a pilgrimage to Walsingham, the first since pre covid.

Our Easter service was in full attendance with a large number of children, and our Sunday school continues to grow.

We were able to have a Summer and Christmas fair, both of which well attended and very successful.

We had a couple of fund raising musical shows and an international evening which helped raise funds for Church.

We mourned the loss of Queen Elizabeth II in September with a book of remembrance.

## Independent Examiners Report to the Trustees

### Of St Alphage, Burnt Oak with the DCC of St Augustine's, Grahame Park

I report on the accounts of the church for the year ended 31 December 2022 which are set out on pages 8 to 19.

Respective responsibilities of trustees and examiner

The Church's trustees are responsible for the preparation of the accounts. The Church's trustees consider that an audit is not required for this year under section 144(2) of The Charities Act 2011 (the 2011 Act) and that an 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 Commissioners (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 report

My examination was carried out in accordance with the General Directions given by the Charity Commission under S145(5)(b) of the Act and to be found in the guidance from the CBF.

That examination includes a review of the accounting records kept by the charity and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the accounts and seeking explanations from you as 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

Since the gross income for the year does not exceed the amount provided in section 145(3) of the Act, I confirm that I am qualified to act as an independent Examiner under the provisions of that section of the Act.

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that, in any material respect, the requirements

- a) to keep accounting records in accordance with S 130 of the 2011 Act; and
- b) to prepare accounts which accord with the accounting records and to comply with the requirements of the 2011 Act, as also contained in the Church Accounting regulations 1997 have not been met.

(Signed) F. Carver

(Date) 25th June 2023

**ST ALPHAGE CHURCH, BURNT OAK  
WITH  
ST AUGUSTINE'S CHURCH, GRAHAME PARK**

Statement of Financial Activities						
For the year ended 31 December 2022						
	Notes	Unrestricted Funds	Designated funds	Restricted funds	Total	Total
		St Alphage & St Augustines	St A & St AG	St A & St AG	2022	2021
		£	£	£	£	£
<b>INCOMING RESOURCES</b>						
Voluntary resources	2a	49,766		600	50,366	39,033
Activities and grants	2b	5,089	4,950		10,039	25,214
Income from Charitable and Ancillary trading	2c	13,279	64,051		77,330	57,333
Other Ordinary resources	2d	548			548	925
Income from investments	2e		413		413	17
Income from Hall	2f	33,000			33,000	19,875
<b>TOTAL INCOMING RESOURCES</b>		<b>101,682</b>	<b>69,414</b>	<b>600</b>	<b>171,696</b>	<b>142,397</b>
<b>RESOURCES USED</b>						
Activities directly relating to church buildings inc no 18 and hall expenses	3a	95,455	72,622	7,313	175,390	121,157
Cost of fund raising and publicity	3b	254			254	66
Grants made to other organisations						
Charity giving	3c	342			342	489
<b>TOTAL EXPENDITURE</b>		<b>96,051</b>	<b>72,622</b>	<b>7,313</b>	<b>175,986</b>	<b>121,712</b>
<b>NET MOVEMENT IN FUNDS</b>		<b>5,631</b>	<b>(3,208)</b>	<b>(6,713)</b>	<b>(4,290)</b>	<b>20,685</b>
<b>AS AT 1 JANUARY 2022</b>		<b>1,359,866</b>	<b>47,200</b>	<b>35,893</b>	<b>1,442,959</b>	<b>1,422,274</b>
<b>AS AT 31 DECEMBER 2022</b>		<b>1,365,497</b>	<b>43,992</b>	<b>29,180</b>	<b>1,438,669</b>	<b>1,442,959</b>




**ST ALPHAGE CHURCH, BURNT OAK  
WITH  
ST AUGUSTINES CHURCH, GRAHAME PARK**

**BALANCE SHEET AS AT 31 DECEMBER 2022**

		<u>2022</u>	<u>2021</u>
	Note	£	£
<b>FIXED ASSETS</b>			
Tangible fixed assets	4a	1,357,235	1,351,808
		<u>1,357,235</u>	<u>1,351,808</u>
<b>CURRENT ASSETS</b>			
Short term deposits	5	26,582	34,170
Cash at bank and in hand		54,852	58,948
		<u>81,434</u>	<u>93,118</u>
<b>CURRENT LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	6	-	(1,967)
<b>NET CURRENT ASSETS</b>		<u>81,434</u>	<u>91,151</u>
<b>NET ASSETS</b>		<u>1,438,669</u>	<u>1,442,959</u>
<b>FUNDS</b>			
Unrestricted general funds	2 / 3	1,365,497	1,359,866
Unrestricted Designated funds	10	43,992	47,200
Restricted funds	11	29,180	35,893
		<u>1,438,669</u>	<u>1,442,959</u>

Approved by the Parochial Church Council on 23rd May 2023 and signed on its behalf by:

  
Chairman

  
Member

ST ALPHAGE CHURCH, BURNT OAK  
WITH  
ST AUGUSTINES CHURCH, GRAHAME PARK

Note 1 ACCOUNTING POLICIES

Basis of Preparation

The financial statements have been prepared in accordance with the Church Accounting Regulations 2006 together with applicable standards and the Charities SORP, given under the Charities Act 2011

Funds

General funds represent the funds of the PCC that are not subject to any restriction regarding their use and are available for application on the general purposes of the PCC. These include funds designated for a particular purpose by the PCC. The purpose of restricted funds is noted in the accounts.

The accounts include transactions, assets and liabilities for which the PCC can be held responsible. They do not include the accounts of church groups that owe an affiliation to another body e.g., Brownies and the Girl Guide Association nor those that are informal gatherings of church members.

Incoming Resources

Voluntary income and capital sources

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

Amounts receivable under covenant are recognised only when honoured by the Covenanter.

Income tax recoverable on gift aid donations is recognised on all valid forms received.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its entitlement and the likely amount due.

Funds raised by Fetes, garden parties and similar events are accounted for gross.

Other ordinary income

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

Parochial fees due to the PCC for weddings, funerals etc. are accounted for event by event.

Investment income

Dividends and interest are accounted for when receivable. Tax recoverable on such income is recognised in the same accounting year.

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 at 31 December 2022.

ST ALPHAGE CHURCH, BURNT OAK  
WITH  
ST AUGUSTINES CHURCH, GRAHAME PARK

Note 1(Continued) ACCOUNTING POLICIES

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 the work of the church

The Diocesan Common Fund or parish share is accounted for when payable. Any Common Fund 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 movable church furnishings

Consecrated and beneficed property is excluded from the accounts by S. 96 (2)(a) of the Charities Act 1993.

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

Other land and buildings

Other land and buildings held on behalf of the PCC for its own purposes is included at estimated current market value. In the case of the church hall and grounds the value is included at £1,600 plus the insurance value (£950,000) of the building being the amount at which the church is covenanted to sell back to the local authority in the foreseeable future.

Other fixtures, fittings and office equipment

Equipment used within the church premises is depreciated on a straight line basis between 5 and 10 years. Individual items of equipment with a purchase price of £1,000 or less are written off when the asset is acquired.

ST ALPHAGE CHURCH, BURNT OAK  
WITH  
ST AUGUSTINES CHURCH, GRAHAME PARK

Note 1(Continued) ACCOUNTING POLICIES

Investments

Investments are valued at market value at 31 December 2022

Current assets

Amounts owed to the PCC at 31 December 2022 in respect of fees or other income are shown as debtors less provision for amounts that may prove uncollectable.

Short term deposits include cash held on deposit either with the Central Board of Finance of the Church of England or at the bank.



ST ALPHAGE CHURCH, BURNT OAK  
WITH  
ST AUGUSTINE'S CHURCH, GRAHAME PARK

INCOME FOR THE YEAR ENDED 31 DECEMBER 2022

	Unrestricted funds			Designated Funds			Restricted funds			TOTAL	TOTAL
	GENERAL	GENERAL	JOINT	St A	St AG	Joint	St A	St AG	JOINT	2022	2021
	£	£	£	£	£	£	£	£	£	£	£
<b>INCOMING RESOURCES</b>											
<b>2(a) Voluntary resources:</b>											
Planned giving	20,163		20,163				600		600	20,763	19,189
Income Tax	3,711		3,711							3,711	3,139
Other open collection	9,315	8,785	18,100							18,100	16,485
Sundry donations and gift aid	680	112	792							792	220
Legacy	7,000		7,000							7,000	
<b>Total - 2(a)</b>	<b>40,869</b>	<b>8,897</b>	<b>49,766</b>				<b>600</b>		<b>600</b>	<b>50,366</b>	<b>39,033</b>
<b>2(b) Income from grants and activities:</b>											
Grants					4,950	4,950				4,950	
Donations, appeals etc	854		854							854	20,622
Fetes, bazaars and fundraising	4,235		4,235							4,235	4,592
<b>Total - 2(b)</b>	<b>5,089</b>		<b>5,089</b>		<b>4,950</b>	<b>4,950</b>				<b>10,039</b>	<b>25,214</b>
<b>2(c) Income from charitable and ancillary trading:</b>											
Magazines	238		238							238	43
Candles	299		299							299	202
PCC % churchyard fees	676		676							676	1,069
Church Hall Lettings		7,685	7,685	64,051		64,051				71,736	53,880
Fees inc pcc portion	4,061	320	4,381							4,381	2,139
<b>Total - 2(c)</b>	<b>5,274</b>	<b>8,005</b>	<b>13,279</b>	<b>64,051</b>		<b>64,051</b>				<b>77,330</b>	<b>57,333</b>
<b>2(d) Other ordinary incoming resources:</b>											
Insurance claim		266	266							266	925
Charity collections	282		282							282	
<b>Total - 2(d)</b>	<b>282</b>	<b>266</b>	<b>548</b>							<b>548</b>	<b>925</b>
<b>2(e) Income from investments (CBF)</b>				<b>413</b>		<b>413</b>				<b>413</b>	<b>17</b>
<b>Total - 2(e)</b>				<b>413</b>		<b>413</b>				<b>413</b>	<b>17</b>
<b>2(f) Income from Hall</b>	<b>33,000</b>									<b>33,000</b>	<b>19,875</b>
<b>Total -2(f)</b>	<b>33,000</b>									<b>33,000</b>	<b>19,875</b>
<b>TOTAL INCOME</b>	<b>84,514</b>	<b>17,168</b>	<b>101,682</b>	<b>64,464</b>	<b>4,950</b>	<b>69,414</b>	<b>600</b>		<b>600</b>	<b>171,696</b>	<b>142,397</b>

**ST ALPHAGE CHURCH, BURNT OAK  
WITH  
ST AUGUSTINE'S CHURCH, GRAHAME PARK**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

4. Fixed Assets for use by the PCC	2022	2021
4(a) Tangible fixed assets, freehold land and buildings	£	£
Freehold Land and Buildings	1,351,600	1,351,600
Tower	2,067	2,067
Additions - Lawn Mower	3,500	-
Additions - PA System	2,745	-
	<u>1,359,912</u>	<u>1,353,667</u>
Depreciation		
01.01.22	1,859	1,653
Depreciation of Tower - 10 years straight line	206	206
Depreciation of Lawn Mower - 10 years straight line	292	-
Depreciation of PA System - 5 years straight line	320	-
31.12.22	<u>2,677</u>	<u>1,859</u>
Net book value at 31.12.22	<u>1,357,235</u>	<u>1,351,808</u>

The freehold land buildings comprise of St Alphage Church Hall at Playfield Road, Burnt Oak and the curates house at 18 Montrose Avenue.

The curates house at Grahame Park is owned by the London Diocesan fund and is therefore not included in these accounts

5. Short term deposits	2022	2021
		£
Deposits at Central Board of Finance		
General Fund	500	494
Designated Fund	10,934	18,724
Restricted Fund	15,148	14,952
	<u>26,582</u>	<u>34,170</u>

6. Current Liabilities: amounts falling due within one year	2022	2021
	£	£
Creditors for goods and services	-	1,967

**7. Staff costs**

The PCC employed a church hall cleaner and manager none of whom earned £50,000 or more. No Trustee received any remuneration from the trust during the year.

Mrs Maureen Stankiewicz was employed as the hall manager and hall administrator a position she has held for a number of years. She was paid a sum of £5,400 in this capacity. Mr David Stankiewicz a trustee was employed as the hall cleaner, a position he has held for a number of years. He was paid a sum of £1,920 in this capacity.

ST ALPHAGE CHURCH. BURNT OAK  
with  
ST AUGUSTINE'S CHURCH, GRAHAME PARK  
NOTES TO THE FINANCIAL STATEMENTS  
For the year ended 31 December 2022

8. CONTRACTS WITH TRUSTEES - None

9. FUND DETAILS

DESIGNATED FUNDS

Maintenance and Renovations of

Church and PCC Buildings Hall maintenance Fund

This fund receives the income from the letting of St Alphage Church Hall and is used for the general maintenance of the hall, no 18 Montrose which is owned by the PCC and the Church.

Transfers are agreed by the PCC.

The St Augustine's Reserve Fund

This fund has been set up to provide financial support across the various activities of St Augustine's Church at the discretion of the DCC. Funds are raised in a variety of ways. This fund is to be used to further any particular objective of St Augustine's Church as agreed by the DCC



ST ALPHAGE CHURCH. BURNT OAK  
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9. FUND DETAILS (CONTINUED)

RESTRICTED FUNDS

Fabric Repairs Fund - Church

Certain members of the congregation make additional donations to this fund, most under gift aid. The fund to be used in the general repair and upkeep of the church building.

Bequests Fund

This fund was set up to receive the balance of bequests and collections which have been made over a number of years as memorials to specific past members of the congregation. At the time of setting up the fund the benefactors were contacted in each case for their permission to transfer the balance in any specific fund to this fund. The current purpose of this fund is to purchase a sound system for the church.

Organist and Choir leader Pay fund

St Augustine's Youth fund

Grants were previously received by St Augustine's of £20,000 a year to be used in connection with youth work for those under the age of 18. During the year the cost of Youth Counsellors and expenses have been set against this grant.

St Augustine's Long Term Investment Fund

A donation was received in the form of Treasury Stock which was to be kept as an investment and to provide income for the use of St Augustine's Church. The Treasury Stock has now been redeemed and the original cost of the investment has been placed in this Fund.

10. Designated Funds - See detailed note on page 18

11. Restricted Funds - see notes on page 19



ST ALPHAGE CHURCH, BURNT OAK  
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022

<b>10. DESIGNATED FUNDS</b>	<b>ST ALPHAGE</b>	<b>ST AUGUSTINE'S</b>	<b>ST AUGUSTINE'S</b>		
	<b>MAINTENANCE / RENOVATIONS</b>	<b>MAINTENANCE / RENOVATIONS</b>	<b>POOR</b>		
	<b>OF CHURCH AND PCC BUILDINGS</b>	<b>OF CHURCH AND PCC BUILDINGS</b>	<b>FUND</b>	<b>RESERVE</b>	<b>TOTAL</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>INCOMING RESOURCES</b>					
<b>INCOME FROM GRANTS AND ACTIVITIES</b>		4,950			4,950
<b>INCOME FROM CHARITABLE AND</b>					
<b>ANCILLARY TRADING/HALL LETTINGS</b>	64,051				64,051
<b>INCOME FROM INVESTMENTS</b>	413				413
<b>TOTAL INCOME</b>	64,464	4,950			69,414
<b>RESOURCES USED</b>					
<b>CHURCHYARD EXPENSES</b>		4,000			4,000
<b>HALL RUNNING COSTS</b>	68,622				68,622
<b>TOTAL EXPENDITURE</b>	68,622	4,000			72,622
<b>NET MOVEMENT IN FUNDS</b>	(4,158)	950			(3,208)
<b>BALANCE AS AT 1 JANUARY 2022</b>	41,585	-	860	4,755	47,200
<b>BALANCE AS AT 31 DECEMBER 2022</b>	37,427	950	860	4,755	43,992

**ST ALPHAGE CHURCH, BURNT OAK  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

<b>11. RESTRICTED FUNDS</b>	<b>ST ALPHAGE</b>			<b>ST AUGUSTINE'S</b>			<b>TOTAL</b>
	<b>FABRIC</b>						<b>ST ALPHAGE</b>
	<b>REPAIRS</b>						<b>WITH</b>
	<b>FUND</b>	<b>BEQUESTS</b>		<b>LONG</b>	<b>YOUTH</b>		<b>ST</b>
	<b>CHURCH</b>	<b>FUND</b>	<b>TOTAL</b>	<b>TERM</b>	<b>FUND</b>	<b>TOTAL</b>	<b>AUGUSTINE'S</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>INCOMING RESOURCES</b>							
<b>PLANNED GIVING UNDER COVENANT</b>	600		600				600
<b>TOTAL INCOME</b>	600		600				600
<b>RESOURCES USED</b>							
<b>YOUTH COUNCELLORS AND EXPENSES</b>					7,313	7,313	7,313
<b>TOTAL EXPENDITURE</b>					7,313	7,313	7,313
<b>NET MOVEMENT IN FUNDS</b>	600		600		(7,313)	(7,313)	(6,713)
<b>BALANCE AT 1 JANUARY 2022</b>	1,050	5,607	6,657	616	28,620	29,236	35,893
<b>BALANCE AT 31ST DECEMBER 2022</b>	1,650	5,607	7,257	616	21,307	21,923	29,180