

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

Priest in Charge from 5th August 2024

Fr Luke Demetri SSC

The Vicarage

5 Montrose Ave

Edgware

HA8 0DN

Minister with responsibility - St Augustine's

Fr 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 2024

Background

St Alphage with St Augustine's PCC has the responsibility of co-operating with the Priest in charge, Fr Luke Demetri, (who took position on 5th August 2024) 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 18 Montrose Ave, Edgware, Middlesex, HA8 ODW 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:

Chairman	Fr Luke Demetri SSC (<i>from 05/08/2024</i>)
Curate:	Fr Joseph Gabor
Churchwardens	Lynn Gilling (Vice-Chairman) Leonard Thoroughgood (Treasurer)
Deanery Synod Representatives	Leonard Thoroughgood Okey Ngoka Margaret Fadeyi
Elected Members of the PCC	Mr Ikechukwy Ngoka Mr Okey Ngoka Mr Alan Rouzel Mr David Stankiewicz Mrs Maureen Stankiewicz (PCC Secretary) Mr Karl Brooks (<i>Until 29/08/2024</i>) Mr Neil Hollows Ms Angela Weston Mrs Linda Jones-Dawson Miss Emily Jones-Dawson Miss Emma Betts Mrs Sian Kenrick (<i>from 06/11/2024</i>). Margaret Stanhope (<i>until 20/05/2024</i>)

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 Fr Luke Demetri , (*from 5th August 2024*) Churchwardens, 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. Fr Luke is a member ex-officio.

Finance Committee

This committee has responsibility to assist and advise the treasurer on the Accounting and Finance Functions of the Church. Fr Luke is a member ex-officio.

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.

Report on the Parish and its Council for the year ending 31 December 2024

We began the year in interregnum following the resignation of Fr Moore in the previous governance year. Fr Moore remained in the vicarage and was given a Permission to Officiate. We were assisted in worship by many clergy such that our Sunday pattern was able to continue.

A new Priest-in-charge was appointed and began in August 2024, living in no.18 as a temporary measure until the vicarage becomes vacant. A few works were done to no.18 in order to get it ready for Fr Luke.

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 fair 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.

Works to the roofing of Church, especially in the sacristy continue and we are confident that the issue will be sorted in 2025.

**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 2024 which are set out on pages 7 to 17.

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. Canem.

(Date) 14th May 2025

**ST ALPHAGE CHURCH, BURNT OAK
WITH
ST AUGUSTINES CHURCH, GRAHAME PARK
BALANCE SHEET AS AT 31 DECEMBER 2024**

					<u>2024</u>	<u>2023</u>
					£	£
				Note		
FIXED ASSETS						
Tangible fixed assets				4a	1,355,435	1,356,334
					<u>1,355,435</u>	<u>1,356,334</u>
CURRENT ASSETS						
Short term deposits				5	28,890	27,434
Cash at bank and in hand					73,988	70,183
Debtors - Insurance claim					-	1,520
					<u>102,878</u>	<u>99,137</u>
CURRENT LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR				6	(310)	(657)
NET CURRENT ASSETS					<u>102,568</u>	<u>98,480</u>
NET ASSETS					<u>1,458,003</u>	<u>1,454,814</u>
FUNDS						
Unrestricted general funds				2 & 3	1,373,245	1,374,386
Unrestricted Designated funds				10	48,109	36,243
Restricted funds				11	36,649	44,185
					<u>1,458,003</u>	<u>1,454,814</u>

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

L. Demetri

Fr Luke Demetri SSC
Priest-in-Charge and Chairman of the PCC

Date 4th May 2025.

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

STATEMENT OF FINANCIAL ACTIVITES
FOR THE YEAR ENDED 31 DECEMBER 2024

Statement of Financial Activites							
For the year ended 31 December 2024							
	Notes	Unrestricted Funds		Designated	Restricted	Total	Total
		St Alphage &		funds	funds	2024	2023
		St Augustines		St A & St AG	St A & St AG		
		£		£	£	£	£
INCOMING RESOURCES							
Voluntary resources	2a	52,345		700	1,960	55,005	48,342
Activities and grants	2b	8,723			6,000	14,723	32,166
Income from Charitable and							
Ancillary trading	2c	2,267		69,756		72,023	66,225
Other Ordinary resources	2d	5,215				5,215	350
Income from Investments	2e			1,456		1,456	852
Income from Hall	2f	48,648				48,648	52,849
TOTAL INCOMING RESOURCES		117,198		71,912	7,960	197,070	200,784
RESOURCES USED							
Activites directly relating							
to the work of the church							
and its properties	3a	118,179		60,046	15,496	193,721	183,371
Cost of fund raising and							
publicity	3b	100				100	1,208
Grants made to other organisations							
Charity giving	3c	60		-		60	60
TOTAL EXPENDITURE		118,339		60,046	15,496	193,881	184,639
NET MOVEMENT IN FUNDS		(1,141)		11,866	(7,536)	3,189	16,145
AS AT 1 JANUARY 2024		1,374,386		36,243	44,185	1,454,814	1,438,669
AS AT 31 DECEMBER 2024		1,373,245		48,109	36,649	1,458,003	1,454,814

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

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 DECEMBER 2024

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

1. ACCOUNTING POLICIES (CONTINUED)

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.

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.

Investments

Investments are valued at market value at 31 December 2024

Current assets

Amounts owed to the PCC at 31 December 2024 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 2024

	Unrestricted funds			Designated Funds			Restricted funds				
	GENERAL	GENERAL	JOINT			Joint			JOINT	TOTAL	TOTAL
	St A	St AG	TOTAL	St A	St AG	Total	St A	St AG	TOTAL	2024	2023
	£	£	£	£	£	£	£	£	£	£	£
INCOMING RESOURCES											
2(a) Voluntary resources:											
Planned giving	20,902		20,902							20,902	21,358
Income Tax	4,449		4,449							4,449	4,022
Other open collection	6,135	11,358	17,493		700	700				18,193	20,204
Sundry donations and gift aid	2,001		2,001				960		960	2,961	2,758
Legacy	5,000		5,000				1,000		1,000	6,000	-
Transfer from appeal fund	2,500		2,500							2,500	-
Total - 2(a)	40,987	11,358	52,345	-	700	700	1,960		1,960	55,005	48,342
2(b) Income from grants and activities:											
Grants	3,016		3,016					6,000	6,000	9,016	24,872
Donations, appeals etc	1,000	85	1,085							1,085	91
Fetes, bazaars and fundraising	4,622		4,622							4,622	4,076
Fathers retirement											3,127
Total - 2(b)	8,638	85	8,723					6,000	6,000	14,723	32,166
2(c) Income from charitable and ancillary trading:											
Magazines										-	370
Candles	466		466							466	370
PCC fees										-	802
Church Hall Lettings				69,756		69,756				69,756	64,683
Fees inc pcc portion	1,059	220	1,279							1,279	-
Churchyard	522		522							522	-
Total - 2(c)	2,047	220	2,267	69,756		69,756				72,023	66,225
2(d) Other ordinary incoming resources:											
Insurance claim	4,735	480	5,215							5,215	350
Total - 2(d)	4,735	480	5,215							5,215	350
2(e) Income from investments (CBF)				1,456		1,456				1,456	852
Total - 2(e)				1,456		1,456				1,456	852
2(f) Income from Hall	36,000	12,648	48,648							48,648	52,849
Total -2(f)	36,000	12,648	48,648	-						48,648	52,849
TOTAL INCOME	92,407	24,791	117,198	71,212	700	71,912	1,960	6,000	7,960	197,070	200,784

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

EXPENDITURE FOR THE YEAR ENDED 31 DECEMBER 2024

3. EXPENDITURE	Unrestricted funds			DESIGNATED FUNDS (10) St A & St Ag £	RESTRICTED FUNDS (12) St A St Ag £ £		TOTAL 2024 £	TOTAL 2023 £
	GENERAL							
	St A	St Ag	Total					
	£	£	£					
3(a) Activities directly relating to the work of the church:								
Common fund/fees	31,000		31,000				31,000	27,000
Utilities	7,507	3,593	11,100				11,100	11,443
Insurance	3,936	3,040	6,976				6,976	8,275
Clergy Expenses	109		109				109	234
Fabric repairs /maintenance inc no 18	28,113	4,700	32,813		2,500		35,313	14,485
Organ							-	480
Organist	3,925		3,925				3,925	4,250
Telephone		514	514				514	616
Housing costs/inc co tax - no. 18	5,155		5,155				5,155	13,252
Ordinary parish expenditure/general	11,918	7,666	19,584			6,000	25,584	14,751
Depreciation	899		899				899	901
Church Hall expenditure				60,046			60,046	73,284
Youth Work						6,996	6,996	7,566
Churchyard Expenses	3,100		3,100				3,100	2,748
Church events	724		724				724	3,087
Small equipment							-	999
Priest cover during vacancy	2,280						2,280	-
TOTAL GENERAL FUND - 3(a)	98,666	19,513	118,179	60,046	2,500	12,996	193,721	183,371
3(b) Cost of fund raising and Publicity:								
Fund raising costs	100		100				100	93
Priest services			-				-	1,115
TOTAL GENERAL FUND - 3(b)	100		100				100	1,208
3(C) Grants made to other organisations:								
Forward in faith	60		60				60	60
TOTAL GENERAL FUND - 3(c)	60		60				60	60
RESOURCES USED	98,826	19,513	118,339	60,046	2,500	12,996	193,881	184,639

ST ALPHAGE CHURCH, BURNT OAK
WITH
ST AUGUSTINE'S CHURCH, GRAHAME PARK
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

4. Fixed Assets for use by the PCC		2024	2023		
4(a) Tangible fixed assets, freehold land and buildings		£	£		
Freehold Land and Buildings					
Tower		1,351,600	1,351,600		
Additions - Lawn Mower		2,067	2,067		
Additions - PA System		3,500	3,500		
		2,745	2,745		
		1,359,912	1,359,912		
Depreciation					
01.01.24					
Depreciation of Tower - 10 years straight line		3,578	2,677		
Depreciation of Lawn Mower - 10 years straight line		-	2		
Depreciation of PA System - 5 years straight line		350	350		
		549	549		
31.12.24		4,477	3,578		
Net book value at 31.12.24		1,355,435	1,356,334		
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		2024	2023		
			£		
Deposits at Central Board of Finance					
General Fund		543	516		
Designated Fund		11,497	11,284		
Restricted Fund		16,850	15,634		
		28,890	27,434		
6. Current Liabilities: amounts falling due within one year		2024	2023		
		£	£		
Creditors for goods and services		310	657		

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

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

7. STAFF COSTS

The PCC employed a church cleaner and manager – neither earning more than £50,000. 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 several years. She was paid a sum of £5,400 in this capacity. Mr David Stankiewicz, a trustee, was employed as a cleaner a position and was paid £1,920 in this capacity.

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

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.

9. FUND DETAILS (CONTINUED)

RESTRICTED FUNDS (CONTINUED)

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 previously 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 16

11. Restricted Funds - see detailed note on page 17

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

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

10. DESIGNATED FUNDS	ST ALPHAGE	ST AUGUSTINE'S	ST AUGUSTINE'S		
	MAINTENANCE / RENOVATIONS	MAINTENANCE / RENOVATIONS	POOR		
	OF CHURCH AND PCC BUILDINGS	OF CHURCH AND PCC BUILDINGS	FUND	RESERVE	TOTAL
	£	£	£	£	£
INCOMING RESOURCES					
INCOME FROM GRANTS AND ACTIVITIES					
INCOME FROM CHARITABLE AND					
ANCILLARY TRADING/HALL LETTINGS	69,756				69,756
INCOME FROM INVESTMENTS	1,456				1,456
ROOF REPAIRS		700			700
TOTAL INCOME	71,212	700	-	-	71,912
RESOURCES USED					
CHURCHYARD EXPENSES					
HALL RUNNING COSTS	60,046				60,046
TOTAL EXPENDITURE	60,046	-	-	-	60,046
NET MOVEMENT IN FUNDS	11,166	700	-	-	11,866
BALANCE AS AT 1 JANUARY 2024	29,678	950	860	4,755	36,243
BALANCE AS AT 31 DECECEMBER 2024	40,844	1,650	860	4,755	48,109

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

ALSO KNOWN AS

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and incorporating

ST AUGUSTINE'S CHURCH, GRAHAME PARK

Annual Report and
Financial Statements of the
Parochial Church Council

FOR THE YEAR ENDED 31 DECEMBER 2024

Registered Charity Number – 1154964

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