



THE PAROCHIAL CHURCH COUNCIL
OF THE ECCLESIASTICAL PARISH OF WEST HAM

Annual Report and Accounts
31 December 2021

The Parochial Church Council of the Ecclesiastical Parish of West Ham

ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

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The Parochial Church Council of the Ecclesiastical Parish of West Ham

LEGAL & ADMINISTRATIVE INFORMATION FOR THE YEAR ENDED 31 DECEMBER 2021

CHARITY NAME The Parochial Church Council of the Ecclesiastical Parish of West Ham (also known as All Saint's West Ham)

CHARITY NUMBER 1159466

CORRESPONDENCE ADDRESS West Ham Parish Church of All Saints
Church Street
London E15 3HU

GOVERNING DOCUMENT Parochial Church Council Powers Measure (1956) as amended and Church Representation Rules.

OBJECTIVES The PCC has the responsibility of cooperating with the incumbent in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social and ecumenical.

PCC MEMBERS Members of the Parish Church Council (PCC) who served from 1 January 2021 to 31 December 2021:

Rev'd A Gordon	Rector	(appointed 18.10.20)
Rev'd S Nicholls	Associate Priest	(appointed 18.10.20)
Mrs P Ohuruogu	Warden	
Mrs Z Sandy	Warden	
Mr M Serwadda	Warden	
Mrs E Rayner	Deanery Synod Rep	(appointed 18.10.20)
Mrs L Malcolm	Deanery Synod Rep	
Mr J Famuyiwa		
Mrs R Umesi		
Mrs S Cave	Secretary	
Ms K Humphrey		
Ms J Hazeley		
Ms S Raine	Lay Chair	
Mr R Reid	Deputy Lay Chair	

PRIMARY BANKERS NatWest plc

INDEPENDENT EXAMINER John Helm ACA
Tandem Accounting
17 Heathville Road
London N19 3AL

The Parochial Church Council of the Ecclesiastical Parish of West Ham

ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

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

STRUCTURE, GOVERNANCE AND MANAGEMENT

Objectives and activities of All Saint's West Ham (ASWH)

All Saint's West Ham objective is to bring hope to the people of East London, specifically in the Parish of West Ham. We aim to advance the Kingdom of God, introduce people to Jesus and pursue pastoral, evangelistic, educational and social ends.

SAINT

All Saints West Ham belongs to a collaboration of four parishes where the Rev'd Al Gordon is the incumbent of them all. The concept of SAINT is for those parishes to deliver ministry with a collaborative approach to content, excellence and outreach objectives, with support from a central services staff of the Parish of Hackney. Each parish is encouraged to press into the needs of their individual local parish, whilst also displaying the SAINT logo, so that people moving around East London know that the parishes operate with similar standards and values.

Responsibilities of the PCC

The Parochial Church Council (PCC) has the responsibility, with the Rector, of promoting in the parish, the whole mission of the Church, pastoral, evangelistic, social and ecumenical; maintenance, care and upkeep of the church and churchyard; financial responsibilities and duties as Charity Trustees. As a Church of England Parish, the PCC and Clergy to follow the requirements of Church of England Canon Law.

The PCC consists of Clergy, Churchwardens, Diocesan Synod Representatives and Deanery Synod Representatives as ex-officio members and elected lay representatives from the congregation. PCC members are elected at the APCM, having been nominated by people entitled to attend the annual meeting.

At each full meeting, the PCC received reports on Finance, Building and Churchyard, Deanery Synod, Safeguarding and other items as necessary.

Incoming Trustees receive an induction explaining both the trustee and PCC responsibilities. The induction includes a detailed discussion of the vision and objectives of the Charity.

Clergy and Church Staff

The management of the church is overseen by the PCC and delegated to Rev'd Al Gordon. During 2021, the day to day operations of the church were led by Rev'd Simon Nicholls whose main role is to look after the internal ministries and community outreaches of the church. Other clergy in training are Ordinands Farida Matthews and Robin Talbot.

Public Benefit

The PCC members confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have regard to the Charity Commission's general guidance on public benefit. Public benefit arises principally in the Parish of West Ham Church of All Saints, and further afield, by the provision of Public Worship Services, Worship space and charitable events, open to all, as an expression of the Christian faith.

Safeguarding

The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, in relation to having due regard to House of Bishops' guidance on safeguarding children and vulnerable adults. The PCC has in place a Safeguarding Policy which is reviewed each year and appointed Safeguarding Officers and Children's Champions. The Policy is displayed in the church and available from the Parish Office.

ACHIEVEMENTS AND PERFORMANCE

Parish electoral roll

There were 147 names on the Electoral Roll at the end of the revision process in 2021.

The Parochial Church Council of the Ecclesiastical Parish of West Ham

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Services and Attendance

At the start of 2021, our congregation met online due to government restrictions cancelling in-person services.

The Church was able to re-open for in-person services in March 2021. Service times were Morning at 10.00am, then a new service launched in October at 4.30pm. The average Sunday attendance at the Church from March through to December 2021 was 61 (2020: was not established due to the pandemic).

Monthly prayer meetings were held centrally through SAINT, as well as weekly prayer meetings online.

Sunday worship is further enriched by the dedication of musicians, readers and choristers throughout both the Covid pandemic and subsequently. The 4.30 informal service launched in October and has been steadily growing over the last months.

We are grateful to all who serve week-in, week-out to make Sundays such a success - that includes the staff team and crews who are so faithful in turning up early, setting up and packing down.

Register of occasional services

In 2021 there was one wedding, five funerals and eight baptisms officiated.

2021 was both a challenging and rewarding year. Beginning with a lockdown, and church online, but moving through to relaunching in-person services and new initiatives, the engagement has significantly improved between the start and end of 2021.

Worship

In March 2021 we relaunched in-person services, with restrictions based on government and Church of England guidance we aimed to reopen as early as possible in order to ensure that people had a place to worship and gather. We adhered to the restrictions, and these eased throughout the year allowing us to get to the point of launching a new afternoon service, as detailed above.

Groups

ASWH launched Groups - an opportunity for people to gather in smaller numbers, to pray, worship and study the bible together. Groups is part of our core objectives to bring people together in the congregational community.

Hey Baby

Hey Baby is our baby group that meets on Monday mornings in the church with the purpose of forming a community in a safe place. Hey Baby was launched in September 2021 and we have seen it continue to grow with many families coming along. Every week we have over 90 children, all under the age of four, attending with their parent, guardian or carer. The feedback has been positive with carers taking to social media to tell other families about it. Some families have also started attending our Sunday services.

Sundays

The Kids ministry on Sundays is also back up and running during our 4.30pm service. Kids ministry has relaunched for a new generation of kids. We have begun to see familiar families returning to church along with the privilege of welcoming many new families who have joined post the lockdowns.

School partnership

ASWH has an excellent and growing partnership with West Ham Church School. We are hosting a weekly worship service in the school with a small team from ASWH leading a song and a reflection on a bible passage. Our children and families pastor has also recently joined the school board of governors, alongside the Ex Officio role taken up by Rev'd Simon Nicholls

Alpha

The Alpha course ran once in 2021 - during the Autumn term. It was a success in that the course ran, to a very high standard and there is a growing team of volunteers who are committed to ensuring that Alpha runs each term.

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FOR THE YEAR ENDED 31 DECEMBER 2021

Lighthouse

ASWH provides a space to operate “Lighthouse” every Wednesday within the Nave of the church. Lighthouse is an outreach initiative that provides hot lunches to marginalised and vulnerable people within the community. During the pandemic, Lighthouse also provided an emergency foodbank. ASWH supports the Lighthouse activities through volunteers, provision of facilities and additional pastoral care.

FABRIC AND FACILITIES REPORT

All Saints West Ham church building is in generally good repair, with the latest Quinquennial Report highlighting few items that need immediate attention. Those that do, have been actioned by Rod Deakin.

The Avenons building extension has been used to run our children’s work throughout the latter half of 2021 and subsequently. Having expanded beyond the capacity of that room, we are now using the School building on Sunday afternoons. The Scharf and Lemard rooms are both being set up as multi-use rooms (for offices, pastoral, conference, hire spaces).

There is an ongoing process of looking to develop specific areas of the building - for instance upgrading the Audio Visual system. We currently have a temporary AV solution in, but are working towards a faculty to install this permanently, using the Architects who do the quinquennial report, and designed the Avenons building.

THANKSGIVING

We give thanks to God for all that He gives to us, and for the gift of this parish. We are grateful for all the support from the Church family at All Saints; both in the generosity of individuals in giving towards the vision as well as gifting their time and talents. We are grateful to all who volunteer in a variety of different roles - the choir, other musicians, hospitality and welcome crews, Hey Baby and schools team. We are also thankful for the support of the wider parish, deanery and diocese.

We also want to explicitly express our thanks to the Church Commissioners and the Strategic Development Fund, and the Project Board of the Chelmsford Diocese for their ongoing commitment to the revitalisation of All Saints West Ham.

FINANCIAL REVIEW

Funding

The principal sources of funding are donations from the congregation members, other supporters and grant income. The total amount raised by in this way for the ministries of ASWH in 2021 was £68,684 (2020: £59,107). We are immensely grateful to God and to all those who gave so generously.

Expenditure in support of the key objectives

All expenditure was in support of the key objectives. It is analysed into different church activities in note 3 of the financial statements. Most of the spending meets more than one of the key objectives.

Policy on reserves

PCC policy is to not deliberately build up reserves. Any reserves that may exist result from accumulated giving at any one time. Total unrestricted and undesignated reserves at 31 December 2021 amounted to £12,037 (2020: £22,777).

Risk assessment and mitigation

The risks which the organisation faces have been considered and measures will be implemented to ensure that appropriate systems, policies and procedures are in place to manage and mitigate the risks. Specifically, where there is financial risk this is managed by strong financial systems and controls. These risks, including health and safety and employment, are being mitigated through modern management systems and practices. As a matter of general policy, independent professional advice is taken where appropriate.

Investments

ASWH has investments that are held with CCLA. These investments are held at market value.

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Grant making policy

The task of deciding how to distribute grants is done by the Rector with reference to the Treasurer. Grants are awarded to organisations, church members and community members based on an evaluation of each case. All giving follows ASWH's mission policy of the promotion of the Christian gospel in proclamation and social action throughout the world.

SUSTAINABILITY POLICY

ASWH encourages the adoption of sustainable practice in all areas of church life and work, to contribute to the overall reduction in carbon emissions and dealing with the growing evidence for man-made climate change.

PLANS FOR FUTURE PERIODS

The short and medium term plan is to continue with the same objectives and activities in support of them.

PCC TRUSTEE RESPONSIBILITIES

Charity law requires the PCC, the charity trustees, to prepare a statement of financial activities and statement of assets and liabilities for each financial year, which gives a true and fair view of the state of affairs of the church and of its financial activities for that year and adequately distinguishes any material special trust or other restricted fund of the church. In preparing those financial statements the PCC is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies adopted are in accordance with the appropriate Statement of Recommended Practice on Accounting by Charities and the Accounting Regulations and with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the church will continue to operate.

The PCC is responsible for keeping proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the church, and to enable them to ensure that the financial statements comply with applicable Accounting Standards and Statements of Recommended Practice and the regulations made under the Charities Act 2011. They are also responsible for safeguarding the assets of the church and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees and PCC members of All Saints West Ham on 19 May 2022.



Rev'd Al Gordon
Priest-in-Charge

Date: 31 October 2022

REPORT OF THE INDEPENDENT EXAMINER TO THE PAROCHIAL CHURCH COUNCIL OF THE PARISH OF WEST HAM

I report on the financial statements of The Parish of St Leonard's Shoreditch for the year ended 31 December 2021, set out on pages 8 to 14.

This report is made solely to the Parochial Church Council in accordance with section 145 of the Charities Act 2011 (the Act). My independent examination has been undertaken so that I might state to the Church Council those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by the law, I do not accept responsibility to anyone other than the Trust and the Church Council for my independent examination, for this report, or the opinions I have formed.

RESPECTIVE RESPONSIBILITIES OF CHURCH COUNCIL AND EXAMINER

The Parochial Church Council considers that an audit is not required for this period (under section 144(2) of the Charities Act 2011) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 145 of the Act);
- To follow the procedures laid down in the General Direction given by the Charity Commission (under section 145(5)(b) of the 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 General Directions given by the Charity Commissioners. 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 Church Council concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

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 church 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.



John Helm ACA
26 October 2022

Parochial Church Council of the Ecclesiastical Parish of West Ham
Statement of Financial Activities
For the year ended 31 December 2021

		Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL FUNDS 2021	Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL FUNDS 2020
	Note	£	£	£	£	£	£	£	£
INCOME FROM:									
Congregation Giving	2(a)	22,042	-	-	22,042	19,107	-	-	19,107
Charitable Activities	2(b)	501	-	-	501	844	-	-	844
Other Trading Income	2(c)	48,767	-	-	48,767	44,568	-	-	44,568
Investment Income	2(d)	34	-	3,288	3,322	52	-	3,417	3,469
Other Income	2(e)	3,394	-	-	3,394	671	-	-	671
TOTAL INCOME		74,738	-	3,288	78,026	65,242	-	3,417	68,659
EXPENDITURE ON:									
Charitable Activities	3(a)	85,478	-	-	85,478	68,635	35	-	68,670
TOTAL EXPENDITURE		85,478	-	-	85,478	68,635	35	-	68,670
NET (EXPENDITURE)/INCOME		(10,740)	-	3,288	(7,452)	(3,393)	(35)	3,417	(11)
Transfers between Funds		-	-	-	-	963	(1,131)	168	-
Gains on Investment assets	8	-	-	15,928	15,928	(1,076)	-	6,818	5,742
NET MOVEMENT IN FUNDS		(10,740)	-	19,216	8,476	(3,506)	(1,166)	10,403	5,731
Balances brought forward at 1 January		22,777	-	188,109	210,886	26,283	1,166	177,706	205,154
BALANCES CARRIED FORWARD AT 31 DECEMBER		12,037	-	207,325	219,362	22,777	-	188,109	210,886

Parochial Church Council of the Ecclesiastical Parish of West Ham
Balance Sheet
As at 31 December 2021

	Note	Unrestricted Funds 2021 £	Endowment Funds 2021 £	TOTAL FUNDS 2021 £	TOTAL FUNDS 2020 £
FIXED ASSETS					
Tangible Assets	7	11,926	-	11,926	-
Investments	8	79,125	49,074	128,199	112,023
		91,051	49,074	140,125	112,023
CURRENT ASSETS					
Cash at Bank and On Hand		(23,672)	158,251	134,579	104,150
Debtors	9	13,111	-	13,111	-
Prepayments	9	265	-	265	-
		(10,296)	158,251	147,955	104,150
LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR	10	(68,718)	-	(68,718)	(5,287)
NET CURRENT ASSETS		(79,014)	158,251	79,237	98,863
NET ASSETS		12,037	207,325	219,362	210,886
FUNDS	11				
Unrestricted		12,037	-	12,037	22,777
Endowment		-	207,325	207,325	188,109
		12,037	207,325	219,362	210,886

The notes on the subsequent pages form part of these financial statements.

Approved by the Parochial Church Council on 19 May 2022 and signed by:



Rev'd Al Gordon
Priest-in-Charge

Date: 31 October 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

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.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Critical accounting judgements and key sources of estimation uncertainty

No significant judgements have been made during the course of preparing these financial statements. There are no sources of estimation uncertainty.

Incoming Resources

Voluntary income and capital sources

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

Planned giving receivable under Gift Aid is recognised only when received.

Income tax recoverable on Gift Aid donations is recognised when the gift is received.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain.

Funds raised by the fete, bazaar and similar events are accounted for gross.

Other trading income

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

Income from investments

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue. 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 2021.

Resources and Grants

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

Fixed assets

Consecrated land and buildings and movable church furnishings

Consecrated and beneficed property is excluded from the accounts in accordance with Charities Act 2011.

Movable church furnishings held by the Rector and Churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted as inalienable property unless consecrated. They are listed in the church's Inventory, which may be inspected at any reasonable time. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts.

1. ACCOUNTING POLICIES - continued

Other fixtures, fittings and office equipment

Only items of greater than £1,000 are capitalised. Church production equipment comprises a number of electrical and other items connected with sound, vision and worship. They will be depreciated over five years from date of first use.

Computer and office equipment and furnishings are depreciated over five years from date of first use.

Investments

Investments are valued at market value at 31 December.

Current assets

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

Short-term deposits include cash held on deposit with the Central Board of Finance of the Church of England, the Chelmsford Diocesan Board of Finance and COIF Charity Funds.

Creditors

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

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

Fund accounting

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

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Parochial Church Council of the Ecclesiastical Parish of West Ham
Notes to the Financial Statements
For the year ended 31 December 2021

2 INCOME

	Unrestricted Funds £	Endowment Funds £	TOTAL FUNDS 2021 £	TOTAL FUNDS 2020 £
2(a) Congregation Giving				
Regular donations	9,935	-	9,935	12,723
One-off donations	300	-	300	739
Collections (open plate) at all services	8,434	-	8,434	2,526
Gift Aid from HMRC	3,373	-	3,373	3,119
	22,042	-	22,042	19,107
2(b) Charitable activities				
Wedding, baptism and Funeral Fees	501	-	501	844
	501	-	501	844
2(c) Other Trading Income:				
Property income	2,125	-	2,125	4,568
Grant Income	46,642	-	46,642	40,000
	48,767	-	48,767	44,568
2(d) Investments				
Dividend Income	-	3,288	3,288	3,203
Bank interest	34	-	34	266
	34	3,288	3,322	3,469
2(e) Other Income				
Other Income	3,394	-	3,394	671
	3,394	-	3,394	671
Total Income	74,738	3,288	78,026	68,659

3 EXPENDITURE

	Unrestricted Funds £	Endowment Funds £	TOTAL FUNDS 2021 £	TOTAL FUNDS 2020 £
3(a) Church Activities				
Sundays and Special Services	7,252	-	7,252	4,585
Worship and Prayer Ministry	2,339	-	2,339	572
Families, Students, Youth and Children	794	-	794	-
Evangelism Expenses	64	-	64	-
Parish Share Fee and Clergy Costs	30,095	-	30,095	20,408
Premises, Building and Maintenance costs	39,974	-	39,974	36,914
Administration and Central Costs	4,960	-	4,960	6,106
Mission	-	-	-	35
Miscellaneous Expenses	-	-	-	50
Total Church Activities	85,478	-	85,478	68,670

Parochial Church Council of the Ecclesiastical Parish of West Ham
Notes to the Financial Statements
For the year ended 31 December 2021

4 GOVERNANCE COSTS

The remuneration to the independent examiners for the examination of the 2021 accounts was £1,000. (2020: £2,873)

5 STAFF COSTS

	2021	2020
	£	£
Wages and salaries (incl. PAYE)	7,238	11,820
Employers Pension Costs	28	28
	7,266	663,752

During the year the PCC employed the full time equivalent ("FTE") of 0.45 people (2020: 0.45) and on the basis of actual number of people employed regardless of FTE the number of people employed in the year was 1 (2020: 1).

No employees received emoluments in excess of £60,000.

Clergy members are employed and their housing is supplied by the Diocese of Chelmsford and not by the Parish of West Ham so their costs have not been included in the salary figures shown above.

6 RELATED PARTY TRANSACTIONS

Avenons Charity (charity registration no. 254992) shares trustees in common with the PCC. During the year Avenons Charity donated £37,000 to the PCC. (2020: £40,000).

The known amount donated by Trustees directly to the PCC in 2021 was £2,970.

No remuneration amounts were paid to Trustees during their time in office during the year. In addition, no amounts in regards to expenses were reimbursed that were not incurred directly on behalf, and for the benefit of, the Church.

7 TANGIBLE FIXED ASSETS

	IT and Computer Equipment	Production Equipment	Total 2021
	£	£	£
Cost at 1 January 2021			-
Additions during year	1,348	11,094	12,442
Disposals during year	-	-	-
Cost at 31 December 2021	1,348	11,094	12,442
Depreciation at 1 January 2021	-	-	-
Charge for the year	113	403	516
Disposals during year	-	-	-
Depreciation at 31 December 2021	113	403	516
Net Book Value at 1 January 2021	-	-	-
Net Book Value at 31 December 2021	1,235	10,691	11,926

8 INVESTMENTS

	2021	2020
	£	£
Market value at beginning of year	112,023	104,974
Unrealised gains	15,928	6,818
Dividend and Interest Income	3,288	3,417
Transfer of income to other accounts	(3,040)	(3,186)
Market value as at end of year	128,199	112,023

9 DEBTORS, PREPAYMENTS AND DEPOSITS

	2021	2020
	£	£
Accounts Receivable	800	-
Gift Aid Receivable	1,312	-
Other Debtors	10,999	4,599
	13,111	4,599
Other Prepayments for Church Activities	265	-
	265	-

10 LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Accounts Payable	2,963	2,911
Chelmsford Diocese	30,000	-
Other Accruals	3,739	2,376
	68,718	5,287

Parochial Church Council of the Ecclesiastical Parish of West Ham
Notes to the Financial Statements
For the year ended 31 December 2021

11 STATEMENT OF FUNDS

	At 1st January 2021	Income	Expenditures	Transfers between Funds	Gains/(losses) from Investments	At 31st December 2021
	£	£	£	£	£	£
Current year						
Unrestricted Funds						
Unrestricted Fund	6,005	74,738	(85,478)	-	-	(4,735)
Maintenance Fund	16,772	-	-	-	-	16,772
Total Unrestricted Funds	22,777	74,738	(85,478)	-	-	12,037
Restricted Funds						
Mission Fund	-	-	-	-	-	-
Total Designated Funds	-	-	-	-	-	-
Endowment Funds						
Tithe Chancel Fund	8,314	247	-	-	1,202	9,763
Sunday School	1,951	-	-	-	-	1,951
Thornycroft Funds	78,034	1,355	-	-	6,584	85,973
Withers Aged Fund	28,170	492	-	-	2,376	31,038
Dacres Pension Fund	53,442	933	-	-	4,507	58,882
Cooper Fund	545	10	-	-	46	601
Oakley Relief	1,366	-	-	-	-	1,366
Battaiheys Education	2,180	38	-	-	184	2,402
Battaiheys for Sermons	818	14	-	-	69	901
Battaiheys Vault in Church	545	10	-	-	45	600
Guerneys Clock	10,845	189	-	-	915	11,949
WH Charity Trustees	1,899	-	-	-	-	1,899
	188,109	3,288	-	-	15,928	207,325
Total Funds	210,886	78,027	(85,478)	-	15,928	219,362

	At 1st January 2020	Income	Expenditures	Transfers between Funds	Gains/(losses) from Investments	At 31st December 2020
	£	£	£	£	£	£
Prior year						
Unrestricted Funds						
Unrestricted Fund	9,511	65,242	(68,635)	963	(1,076)	6,005
Maintenance Fund	16,772	-	-	-	-	16,772
Total Unrestricted Funds	26,283	65,242	(68,635)	963	(1,076)	22,777
Restricted Funds						
Mission Fund	1,166	-	(35)	(1,131)	-	-
Total Designated Funds	1,166	-	(35)	(1,131)	-	-
Endowment Funds						
Tithe Chancel Fund	7,553	228	-	-	533	8,314
Sunday School	1,947	4	-	-	-	1,951
Thornycroft Funds	73,877	1,322	-	-	2,835	78,034
Withers Aged Fund	26,681	482	-	-	1,007	28,170
Dacres Pension Fund	50,618	914	-	-	1,910	53,442
Cooper Fund	516	9	-	-	20	545
Oakley Relief	1,366	-	-	-	-	1,366
Battaiheys Education	2,066	37	-	-	77	2,180
Battaiheys for Sermons	775	14	-	-	29	818
Battaiheys Vault in Church	516	9	-	-	20	545
Guerneys Clock	10,271	187	-	-	387	10,845
WH Charity Trustees	1,520	211	-	168	-	1,899
	177,706	3,417	-	168	6,818	188,109
Total Funds	205,155	68,659	(68,670)	-	5,742	210,886

Details of Endowment Funds

The Endowment Funds are all declared at market values. All balances are capital and Interest, apart from the account of WH Charity Trustees which is accumulated interest only.

These endowments have capital which must be maintained although the income from them may be used in consideration of the terms of the original endowment. The balances therefore represent a mix of endowment and restricted funds. Although not accessed in recent years, the PCC will review these funds over time in line with its ecclesiastical and charitable purposes, including the separation of endowment from restricted funds

Descriptions of the funds are as follows:

The Tithe Chancel Fund is for use in maintaining the Chancel of All Saint's West Ham.

The Sunday School Fund is for use in promoting Christianity to the children of the Parish.

The Withers Aged Fund is for assisting the poor within the Parish.

Dacres Pension Fund is for use of pensioners within the parish.

The Battaiheys Education Fund is to assist with christian education within the Parish.

The Battaiheys for Sermons Fund is to assist with special sermons including Good Friday.

The Battaiheys Vault in Church Fund is for maintaining the Vault within All Saints Church.

The Guerneys Clock is for the ongoing maintenance of the historical Guernsey Clock.

The PCC is currently investigating the origins and purposes of the Thornycroft, Cooper, Oakley and WH Charity Trustee Funds.

12 LEASE COMMITMENTS

Minimum lease payments under non-cancellable operating leases full due as follows:

	2021	2020
	£	£
Within one year	1,204	1,204
Between one and 5 years	904	2,108
	2,108	3,312