

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST JOHN THE EVANGELIST, KENSAL GREEN

England & Wales · Charity number 1163185

Details

Other names ST JOHN'S PCC, KENSAL GREEN

Status Registered

Legal form Previously excepted

Registered 2015-08-18

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

Contact

Address St. Johns Vicarage
Kilburn Lane
London
W10 4AA

Phone 02089692615

Website www.stjohnskensalgreen.org.uk

Activities

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

Activities: Church services, children's and family groups, senior citizen's activities, hosting community activities and groups

Classification

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

Geography

- City Of Westminster

Finances

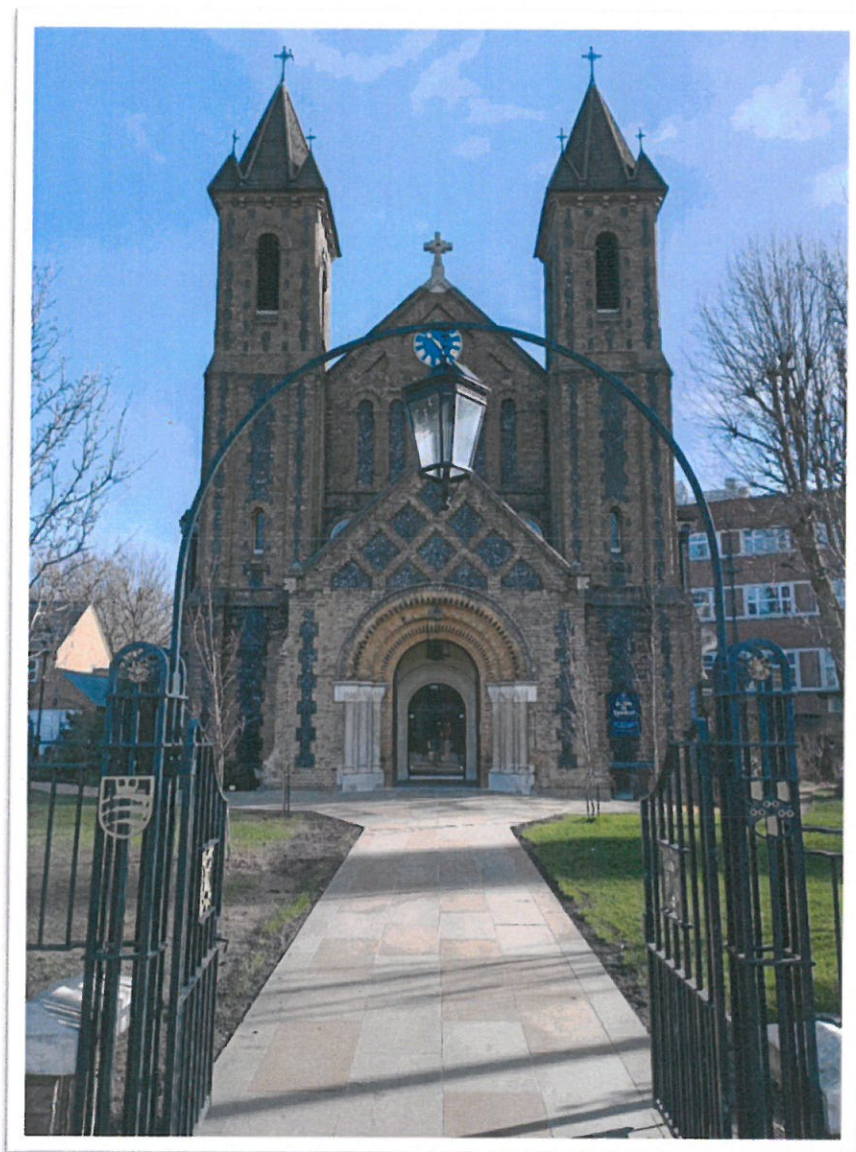
Period end	Income	Expenditure	Assets	Employees
2025-12-31	£343,829	£265,519	-	-
2024-12-31	£215,969	£200,796	-	-
2023-12-31	£229,167	£224,442	-	-
2022-12-31	£368,520	£358,081	-	-
2021-12-31	£320,941	£191,574	-	-
2020-12-31	£150,749	£142,168	-	-

Trustees

Name	Role	Appointed
Rev DAVID MICHAEL ACKERMAN MA LLM	Chair	2013-02-11
ANNE PATRICIA ABEL BEM		2026-03-25
Anne-Frances Ikemefuna		2025-03-27
Daniel Turner		2026-03-25
Heather-Elizabeth Hatter		2026-03-25
Joanne Okello		2025-03-27
NIGEL GLYN SIMON CLARK		2022-04-04
NIGEL JOHN WILFRED SNUGGS		2025-03-27
Natelle Rochelle Peters		2025-03-27
Rieanna Lewis Wilkinson MA		2025-03-27
Sabeena Esme Johnson		2025-03-27
Sandra Payne		2023-03-29
Tanya Louise Blake		2026-03-25

Accounts

The Parochial Church Council of
The Parish of St John The Evangelist
Kensal Green



*New pedestrian entrance pathway and
step-free access to the church*

ANNUAL REPORT & ACCOUNTS

for the period ending 31st December 2025

Registered Charity 1163185

One More Step

It is said that a Bishop, advising a Vicar who had arrived at a new parish, suggested he should “change everything, but don’t get found out”. To live is to change, as St John Henry Newman famously stated, and 2025 was a year when many changes to the church grounds were completed. Change, however, is a word that does not do justice to what we can see today. Many comment that what is new seems to have always existed. We have not, we might say, been found out!

It was five years ago that the new pedestrian entrance was installed and given its style, and it being inspired by the former gate installed at the time of the opening of the church, it does seem to have been here forever. In 2020 this new entrance opened onto a tarmac car park. Today the pedestrian entrance opens onto a York stone path between lawns (the car park having been relocated). On the Harrow Road side of the church a new pedestrian gate has been made using 19th century iron work that once formed the entrance to the school. Again, it looks like it has always been here. For the first time since 1844 the entrance to the church through the west doors are step free, yet a new visitor would never know that there had once been a step.

We live and we change. 2025 saw the installation of CCTV, an important security measure but a measure that reinforces our desire to be an open, welcoming safe church. Above all an open door points to what we welcome people to, and to be. For all that we live with change there are also constants. In the year that we saw the Bishop of London move to Canterbury, I recall words written by Bishop Geoffrey Fisher, the then Bishop of London in the year he moved to Canterbury. In 1944 as St John’s celebrated its centenary he wrote “renew your faith in the unchanging things – God’s love, our redemption in Jesus Christ, the fellowship of the Holy Spirit in the Church, the duty to bear our faithful witness. For these things your Church stands”. That is our foundation and what motivates all we do. That cannot change.

Changes to the grounds could not have happened without the financial support of Westminster City Council which over the past five years have invested over £150,000 through its Greening and North Paddington development schemes. For this we are profoundly grateful. As noted in this Annual Report, we are thankful for the support we receive from so many people and organisations and especially for the donations towards our Pipe Organ restoration appeal.

To everyone who forms a part of our ever changing yet ever the same church and community, thank you.

The Reverend David Ackerman
Vicar and Chairman of the PCC

February 2026

Annual Report & Accounts 2025

Aims and Purpose

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Worship and Prayer

St John's has remained open for worship and prayer through the year and weekly attendance has averaged 74 (excluding Easter and Christmas services as well as special services). The church also receives a number of visitors outside the regular cycle of worship for quiet contemplation.

In addition to regular worship, the church provides a focal point for the community to mark the milestones of life. During 2025 there were 13 baptisms and five funeral services held in church. An additional eight funeral services were undertaken at the local crematorium. Following a revision of the electoral roll in March 2025 there were 76 enrolled.

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2025 was a full year of events and celebrations with highlights including our annual May Family Fellowship in Brighton and the October Walsingham Pilgrimage. Special events for our younger members included a dinner for the Junior Choir and Servers in April and Christmas parties in December. First Holy Communion took place in June, when we were pleased to welcome the Bishop of Fulham for eight confirmations. In October Michaelmas was marked by a Choral Benediction and in November the Remembering Tree was placed in church for our month of remembrance. At the end of the year, St John's welcomed the Bishop of London (Archbishop of Canterbury designate) for an Advent Carol Service.

Regular events have continued, including the Under-5s Stay & Play and the Monday Music Club. We are also grateful to the Paddington Charities for continuing to provide support to St John's welfare fund, helping those in need.

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. St John's is committed to nurturing, protecting and safeguarding all our members, particularly children, young

people and vulnerable adults. This is recognised as a responsibility of the whole church.

The PCC has adopted the Diocese Safeguarding Policy, which is reviewed annually, and has appointed a Safeguarding Officer and Children's Champion. There were four recorded safeguarding incidents during 2025. Three of the incidents were referred to the appropriate authorities and no further action was taken on the other incident.

Church Giving

Regular giving in 2025 totalled just under £9,000 (of which nearly £500 was for special collections). This is an improvement against a 2024 figure of just under £7,000 which is encouraging. There was, however, a fall in general donations of some £1,800 (£2,772 compared to £4,548 in 2024) following a trend from the year before.

The PCC continues to recognise the challenges of stewardship during current austere times, especially when individual giving forms only a small part of church income. The number of people giving regularly by standing order and by the envelope scheme remains constant.

While stewardship remains a challenge, welfare needs are constant. There continued to be a demand for discretionary welfare payments supported by funds from the Paddington Charities. In addition, donations were given (or collected) for: Aid to the Church in Need, Caritas Bakhita House, the DEC Burma Appeal, the Children's Society, the IFRC Jamaica Appeal, the Lord Mayor's 2025 Charities, Mary's Meals, the Mission to Seafarers, Mzuzu Diocese Malawi, Movember, SSAFA, Women's Aid, St Germain's Jamaica Appeal and the UNICEF Jamaica Appeal.

Projects and Plans

A further grant of £78,000 was secured from Westminster City Council for the completion the church grounds 'greening' project, including a new pedestrian gate and stonework. The long-anticipated redevelopment of the church forecourt has now been completed with a reduced parking area. Tarmac along the south side of the church has been removed and replaced by an expanded lawn and shrubbery.

The grant from Westminster City Council also contributed towards a long-planned project to build an accessible ramp for the church entrance. Work was anticipated to start during 2025 but is now scheduled for the first quarter of 2026.

As reported in 2024, an Organ Appeal for restoration funds was launched. Although the organ restoration is closely aligned with work on roof and ceiling repairs (to maintain acoustics) the PCC has decided to focus on the organ and delay work on the ceiling since the organ restoration has itself been delayed by other fabric priorities. It is anticipated that restoration of the organ will begin in 2026.

CCTV was installed in the church at the beginning of 2025. The installation is discrete and primarily for the safety of church users as well as protection of the church property.

Financial Review

Total receipts were just under £344,000 in 2025 compared to some £216,000 in 2024. In addition, funds in the savings account (reserves) were just under £10,300. The income figure is inflated by a one-off grant awarded in 2024 (£29,000 received in 2025) and a 2025 award of some £78,000. It was anticipated that much of the expenditure against the 2025 award would take place within the financial year. However, a problem with material supplies for the church entrance project led to work (and expenditure) being postponed until early 2026. The church is also holding some £24,000 in the organ fund (grants and donations) but an initial payment of £12,000 was made towards the organ restoration in December. Consequently nearly £56,000 is being carried forward as restricted (committed funds). The church has also designated £15,000 towards the organ project.

We are particularly grateful to Westminster City Council for supporting St John's greening scheme which is helping to transform the church grounds and accessibility to this valued community resource. We are also grateful to all those who support our work and mission, especially our fundraising for the Willis Pipe Organ appeal: All Soul's College Oxford, the Ascot Priory, the Benefact Trust, the Borwick Charitable Trust, the Church Buildings Council, Garfield Weston, Hymns Ancient and Modern, the Vinehill Trust, the Williams Church Music Trust, Mr & Mrs Don Young along with numerous individual donations.

Rent from grounds and buildings leased to Bales College remains the church's main source of income. As part of the redevelopment of the Old Vicarage, Bales College has been using the car park area in return for a commitment to fund enlargement of the church entrance and new gates which is now complete.

Overall expenditure was £265,500 in 2025 compared to 200,700 in the previous year. The increase was mainly due to project expenditures against restricted income. Overall running and activity costs have remained constant. Payment of the 2025 common fund offer of £50,000 was completed by the end of the year (in addition to a payment of £5,000 completing payments against the 2024 offer). Gift Aid returns of just under £2,200 cover claims for 2025.

Reserves Policy

A review of the Reserves Policy concluded that some £10,000 should be maintained in the savings account to cover unanticipated (unbudgeted) expenditure. During 2025 it was not necessary to draw on these reserves.

Structure, Governance and Management

The Parochial Church Council (PCC) is a body corporate (PCC Powers Measure 1956, Church Representation Rules) and is a charity registered with the Charity Commission (Charity Number: 1163185). The method of appointment of PCC members is set out in

the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC. There is an induction process in place for new PCC members and each receives guidance on their responsibilities as trustees.

PCC members are responsible for making decisions on all matters of concern to the parish, including decisions on how church funds are spent. There were four meetings from March 2025 to February 2026 inclusive, with any additional urgent PCC business being conducted via email.

Administrative Information

St John’s Church, situated in Kensal Green, is part of the Diocese of London within the Church of England. The correspondence address is The Vicarage, Kilburn Lane, London W10 4AA. The church website is www.stjohnskensalgreen.org.uk

The following PCC members served during 2025:

Ex Officio Members

Rev David Ackerman	(Incumbent & Chairman)
Nigel Clark	(Churchwarden & Vice Chairman)
Sandra Payne	(Churchwarden & Deanery Synod Representative)

Elected Members

Anne Abel	(Lay Pastoral Minister)
Heather Hatter	(Playgroup Lead)
Frances Ikemefuna	
Pam Mackintosh	
Sabeena Johnson	(Treasurer & Children’s Champion)
Joanna Okello	(Safeguarding Officer)
Natelle Peters	(Youth & Families)
Nigel Snuggs	(Grounds & Flowers)
Daniel Turner	(Music Director)
Rianna Wilkinson	(Youth & Families)

Yvonne Jarman served as PCC Secretary as part of her role as Parish Administrator.

Approved by the PCC on 25th March 2026 and signed on their behalf by:



The Revd David Ackerman
Chairman



Nigel Clark
Vice-Chairman

Statement of Receipts and Payments
1 January-31 December 2025

Receipts	Unrestricted £	Restricted £	Total £	Payments £	Total £
Cash at Bank 1 Jan	1,479.64	13,567.09	15,046.73	LDF Payments	57,087.00
Cash in Hand 1 Jan	126.84		126.84	Running Costs	70,401.34
Regular Giving	8,326.04	493.92	8,819.96	Income Generating Costs	175
GA Returns	2,172.84		2,172.84	Church Activities	40,054.79
Other Voluntary Receipts	2,772.09	2,749.91	5,522.00	Other costs	97,801.33
Income Generating Activity	161,504.00		161,504.00	Fabric	nil
Church Activities	7,043.40	6,547.50	13,590.90		
Other Income	3,839.28	133,206.80	137,046.08		
<i>Sub Totals</i>	<i>187,264.13</i>	<i>156,565.22</i>	<i>343,829.35</i>		<i>265,519.46</i>
				Balance of Receipts over Payments	78,309.89
TOTAL			343,829.35		343,829.35

Receipts	2024	2025	Payments	2024	2025
Balance at Bank 1 Jan	£4,596.05	£15,046.73			
Cash in Hand 1 Jan	£128.23	£126.84			
Regular Giving			LDF Payments		
Planned giving	£3,132.87	£5,174.00	Fees	£2,858.00	£2,087.00
Tax refund (Gift Aid)	£2,404.45	£2,172.84 ⁽¹⁾	Commitment	£65,000.00	£55,000.00 ⁽⁸⁾
Collections	£3,603.20	£3,645.96 ⁽²⁾			
Other Voluntary Receipts			Running Costs		
Donations	£4,547.60	£2,772.09	Office	£31,263.04	£34,282.19 ⁽⁹⁾
Charity	£1,004.50	£2,615.91 ⁽³⁾	Maintenance (church)	£17,468.24	£17,748.03 ⁽¹⁰⁾
Flower Fund	£355.00	£134.00	Utilities	£10,743.93	£9,899.90
			Insurance	£3,780.59	£3,822.24
			Sacristy	£2,421.20	£2,055.41
			Maintenance (vicarage)	£2,428.90	£2,593.57
Income Generating Activities			Income Generating Costs		
Rent	£150,504.00	£150,504.00	Facilities	nil	£175.00
Facilities	£2,075.00	£11,000.00 ⁽⁴⁾			
Church Activities			Church Activities		
Activities	£5,587.84	£6,015.43 ⁽⁵⁾	Activities	£15,700.15	£13,859.56
Funeral & Weddings	£3,859.00	£3,101.00	Music	£9,262.79	£12,076.29
Fundraising	£207.00	£834.47	Charity giving	£3,058.89	£4,380.01
Walsingham	£3,250.00	£3,185.00	Donations	£85.00	£85.00
Welfare refund	£100.00	£455.00	Clergy Expenses	£4,481.37	£4,201.62 ⁽¹¹⁾
			Walsingham	£6,670.80	£4,731.25 ⁽¹²⁾
			Fundraising	£248.97	£130.89
			Visiting clergy	£282.03	£590.17
Other Income			Other Costs		
Projects (grants)	£17,836.75	£107,208.40 ⁽⁶⁾	Projects	£20,743.51	£81,207.16 ⁽¹³⁾
Organ	£10,320.00	£25,998.40 ⁽⁷⁾	Flower fund	£424.00	£368.00
Music	£340.00	£150.00	Organ fund	£148.01	£12,000.00
Clergy refund	£399.80	£301.55	Bank charges	£325.38	£259.19
Maintenance & grounds	£1,293.00	£3,190.00	Vicar refreshment	£2,978.00	£3,777.00 ⁽¹⁴⁾
Miscellaneous	£219.31	£191.01	Miscellaneous	£271.00	£189.98
Bank rewards & interest	£205.47	£6.72	Interest in deposit	£151.70	n/a
TOTALS	£215,969.07	£343,829.35		£200,795.50	£265,519.46
<i>Less Payments</i>	<i>-£200,795.50</i>	<i>-£ 265,519.46</i>			
Balance of Receipts over Payments	£15,173.57	£78,309.89			

St John's Memorial Fund (Deposit) Account	2024 £	2025 £
Receipts		
Balance at 1 Jan	10,000.00	10,151.70
Interest	151.70	133.60
Transfer from current account	nil	nil
Total	10,151.70	10,285.30
Payments		
Transfer to current account	nil	nil
Balance at 31 Dec	10,151.70	10,285.30

Statement of Assets as at 31 Dec	2024 £	2025 £
Cash at Bank (current account)	15,046.73	78,168.59
Cash in Hand	126.84	141.30
Memorial Fund (savings account)	10,151.70	10,285.30
Total cash assets	25,325.27	88,595.19
Other Assets		
Leased buildings (insurance value at year end)	2,513,995.00	2,677,405.00

Summary of 2025 Restricted Funds

Restricted	£
<i>Grants & donations</i>	<i>147,284.31</i>
<i>Activity Payments</i>	<i>7,397.50</i>
<i>Charities</i>	<i>3,526.73</i>
<i>Flowers</i>	<i>184.20</i>
TOTAL	158,392.74

Restricted Funds c/f to 2026

WCC 2025 Green Grant:	£29,262.81
Organ Restoration:	£24,170.39
GLA Funding (Eco Projects):	£ 2,395.10

Designated Funds c/f to 2026

Organ Restoration:	£15,000.00
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Notes to the 2025 Accounts

1. Gift Aid returns for 2025.
2. Includes £493.92 special collections for charity and flowers.
3. Includes £900 from the Paddington Charities for discretionary welfare payments.
4. A £5,000 payment from Pines and Needles for use of forecourt in 2024 (Christmas Tree sales) was received in January 2025, in addition to a further £5,000 for forecourt use in December 2025.
5. Activities covering:

Stay & Play (under 5s playgroup)	£3,027.93
Fellowship & outings returns	£2,987.50
6. Westminster City Council Green Scheme Grant receipts:

2024 Grant Award	£29,069.40
2025 Grant Award	£78,139.00
7. Organ Fund grants and donations.
8. £5,000 balance against 2024 commitment paid January 2025.
9. Includes administration costs and office/trustee expenses of £29,126.57
10. Church maintenance covering:

Grounds	£7,462.86
Church	£6,472.32
Cleaning	£3,812.85
11. Clergy expenses cover parish communications (parish 'phone use and WiFi rental), car usage, un-budgeted parish hospitality expenditure and wear and tear due to parish use of vicarage.
12. Some £2,500 Walsingham expenditure remained outstanding for transport costs.
13. Projects expenditure covering:

Greening Scheme	£80,207.16
GLA Community Engagement	£ 1,000.00
14. Includes £500 deposit for 2026 pilgrimage. (2026 Budget adjusted accordingly.)

N.B. The balance of Green Scheme expenditure against Westminster City Council 2024 and 2025 grant awards is £27,001.24. However, there was an overspend of £2,261.57 on the 2024-25 project which is not offset against the 2025 grant award (see note 6 above). Thus, the carried forward balance to 2026 is £29,262.81.

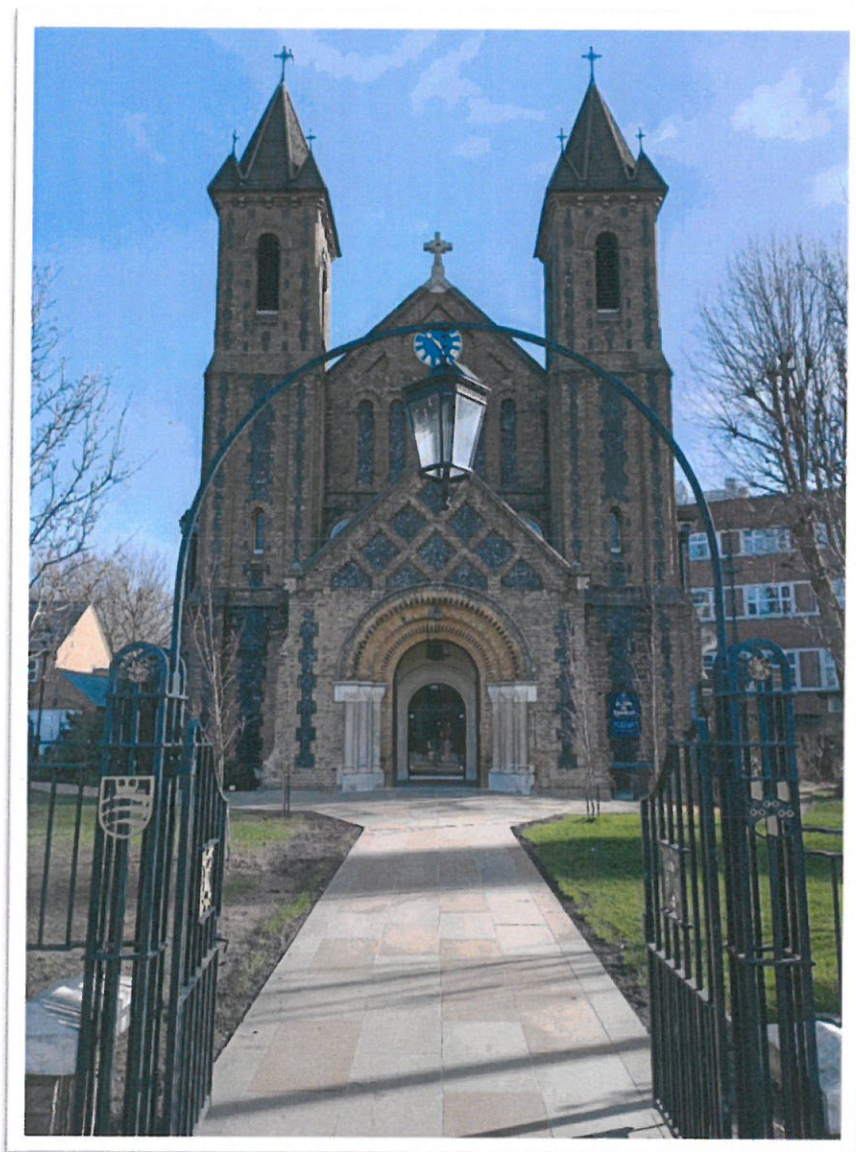


*Visit by the Bishop of London (then Archbishop of Canterbury designate)
to St John's Advent Carol Service in 2025.*



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people and vulnerable adults. This is recognised as a responsibility of the whole church.

The PCC has adopted the Diocese Safeguarding Policy, which is reviewed annually, and has appointed a Safeguarding Officer and Children's Champion. There were four recorded safeguarding incidents during 2025. Three of the incidents were referred to the appropriate authorities and no further action was taken on the other incident.

Church Giving

Regular giving in 2025 totalled just under £9,000 (of which nearly £500 was for special collections). This is an improvement against a 2024 figure of just under £7,000 which is encouraging. There was, however, a fall in general donations of some £1,800 (£2,772 compared to £4,548 in 2024) following a trend from the year before.

The PCC continues to recognise the challenges of stewardship during current austere times, especially when individual giving forms only a small part of church income. The number of people giving regularly by standing order and by the envelope scheme remains constant.

While stewardship remains a challenge, welfare needs are constant. There continued to be a demand for discretionary welfare payments supported by funds from the Paddington Charities. In addition, donations were given (or collected) for: Aid to the Church in Need, Caritas Bakhita House, the DEC Burma Appeal, the Children's Society, the IFRC Jamaica Appeal, the Lord Mayor's 2025 Charities, Mary's Meals, the Mission to Seafarers, Mzuzu Diocese Malawi, Movember, SSAFA, Women's Aid, St Germain's Jamaica Appeal and the UNICEF Jamaica Appeal.

Projects and Plans

A further grant of £78,000 was secured from Westminster City Council for the completion the church grounds 'greening' project, including a new pedestrian gate and stonework. The long-anticipated redevelopment of the church forecourt has now been completed with a reduced parking area. Tarmac along the south side of the church has been removed and replaced by an expanded lawn and shrubbery.

The grant from Westminster City Council also contributed towards a long-planned project to build an accessible ramp for the church entrance. Work was anticipated to start during 2025 but is now scheduled for the first quarter of 2026.

As reported in 2024, an Organ Appeal for restoration funds was launched. Although the organ restoration is closely aligned with work on roof and ceiling repairs (to maintain acoustics) the PCC has decided to focus on the organ and delay work on the ceiling since the organ restoration has itself been delayed by other fabric priorities. It is anticipated that restoration of the organ will begin in 2026.

CCTV was installed in the church at the beginning of 2025. The installation is discrete and primarily for the safety of church users as well as protection of the church property.

Financial Review

Total receipts were just under £344,000 in 2025 compared to some £216,000 in 2024. In addition, funds in the savings account (reserves) were just under £10,300. The income figure is inflated by a one-off grant awarded in 2024 (£29,000 received in 2025) and a 2025 award of some £78,000. It was anticipated that much of the expenditure against the 2025 award would take place within the financial year. However, a problem with material supplies for the church entrance project led to work (and expenditure) being postponed until early 2026. The church is also holding some £24,000 in the organ fund (grants and donations) but an initial payment of £12,000 was made towards the organ restoration in December. Consequently nearly £56,000 is being carried forward as restricted (committed funds). The church has also designated £15,000 towards the organ project.

We are particularly grateful to Westminster City Council for supporting St John's greening scheme which is helping to transform the church grounds and accessibility to this valued community resource. We are also grateful to all those who support our work and mission, especially our fundraising for the Willis Pipe Organ appeal: All Soul's College Oxford, the Ascot Priory, the Benefact Trust, the Borwick Charitable Trust, the Church Buildings Council, Garfield Weston, Hymns Ancient and Modern, the Vinehill Trust, the Williams Church Music Trust, Mr & Mrs Don Young along with numerous individual donations.

Rent from grounds and buildings leased to Bales College remains the church's main source of income. As part of the redevelopment of the Old Vicarage, Bales College has been using the car park area in return for a commitment to fund enlargement of the church entrance and new gates which is now complete.

Overall expenditure was £265,500 in 2025 compared to 200,700 in the previous year. The increase was mainly due to project expenditures against restricted income. Overall running and activity costs have remained constant. Payment of the 2025 common fund offer of £50,000 was completed by the end of the year (in addition to a payment of £5,000 completing payments against the 2024 offer). Gift Aid returns of just under £2,200 cover claims for 2025.

Reserves Policy

A review of the Reserves Policy concluded that some £10,000 should be maintained in the savings account to cover unanticipated (unbudgeted) expenditure. During 2025 it was not necessary to draw on these reserves.

Structure, Governance and Management

The Parochial Church Council (PCC) is a body corporate (PCC Powers Measure 1956, Church Representation Rules) and is a charity registered with the Charity Commission (Charity Number: 1163185). The method of appointment of PCC members is set out in

the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC. There is an induction process in place for new PCC members and each receives guidance on their responsibilities as trustees.

PCC members are responsible for making decisions on all matters of concern to the parish, including decisions on how church funds are spent. There were four meetings from March 2025 to February 2026 inclusive, with any additional urgent PCC business being conducted via email.

Administrative Information

St John’s Church, situated in Kensal Green, is part of the Diocese of London within the Church of England. The correspondence address is The Vicarage, Kilburn Lane, London W10 4AA. The church website is www.stjohnskensalgreen.org.uk

The following PCC members served during 2025:

Ex Officio Members

Rev David Ackerman	(Incumbent & Chairman)
Nigel Clark	(Churchwarden & Vice Chairman)
Sandra Payne	(Churchwarden & Deanery Synod Representative)

Elected Members

Anne Abel	(Lay Pastoral Minister)
Heather Hatter	(Playgroup Lead)
Frances Ikemefuna	
Pam Mackintosh	
Sabeena Johnson	(Treasurer & Children’s Champion)
Joanna Okello	(Safeguarding Officer)
Natelle Peters	(Youth & Families)
Nigel Snuggs	(Grounds & Flowers)
Daniel Turner	(Music Director)
Rianna Wilkinson	(Youth & Families)

Yvonne Jarman served as PCC Secretary as part of her role as Parish Administrator.

Approved by the PCC on 25th March 2026 and signed on their behalf by:

The Revd David Ackerman
Chairman

Nigel Clark
Vice-Chairman

Statement of Receipts and Payments
1 January-31 December 2025

Receipts	Unrestricted £	Restricted £	Total £	Payments £	Total £
Cash at Bank 1 Jan	1,479.64	13,567.09	15,046.73	LDF Payments	57,087.00
Cash in Hand 1 Jan	126.84		126.84	Running Costs	70,401.34
Regular Giving	8,326.04	493.92	8,819.96	Income Generating Costs	175
GA Returns	2,172.84		2,172.84	Church Activities	40,054.79
Other Voluntary Receipts	2,772.09	2,749.91	5,522.00	Other costs	97,801.33
Income Generating Activity	161,504.00		161,504.00	Fabric	nil
Church Activities	7,043.40	6,547.50	13,590.90		
Other Income	3,839.28	133,206.80	137,046.08		
<i>Sub Totals</i>	<i>187,264.13</i>	<i>156,565.22</i>	<i>343,829.35</i>		<i>265,519.46</i>
				Balance of Receipts over Payments	78,309.89
TOTAL			343,829.35		343,829.35

Receipts	2024	2025	Payments	2024	2025
Balance at Bank 1 Jan	£4,596.05	£15,046.73			
Cash in Hand 1 Jan	£128.23	£126.84			
Regular Giving			LDF Payments		
Planned giving	£3,132.87	£5,174.00	Fees	£2,858.00	£2,087.00
Tax refund (Gift Aid)	£2,404.45	£2,172.84 ⁽¹⁾	Commitment	£65,000.00	£55,000.00 ⁽⁸⁾
Collections	£3,603.20	£3,645.96 ⁽²⁾			
Other Voluntary Receipts			Running Costs		
Donations	£4,547.60	£2,772.09	Office	£31,263.04	£34,282.19 ⁽⁹⁾
Charity	£1,004.50	£2,615.91 ⁽³⁾	Maintenance (church)	£17,468.24	£17,748.03 ⁽¹⁰⁾
Flower Fund	£355.00	£134.00	Utilities	£10,743.93	£9,899.90
			Insurance	£3,780.59	£3,822.24
			Sacristy	£2,421.20	£2,055.41
			Maintenance (vicarage)	£2,428.90	£2,593.57
Income Generating Activities			Income Generating Costs		
Rent	£150,504.00	£150,504.00	Facilities	nil	£175.00
Facilities	£2,075.00	£11,000.00 ⁽⁴⁾			
Church Activities			Church Activities		
Activities	£5,587.84	£6,015.43 ⁽⁵⁾	Activities	£15,700.15	£13,859.56
Funeral & Weddings	£3,859.00	£3,101.00	Music	£9,262.79	£12,076.29
Fundraising	£207.00	£834.47	Charity giving	£3,058.89	£4,380.01
Walsingham	£3,250.00	£3,185.00	Donations	£85.00	£85.00
Welfare refund	£100.00	£455.00	Clergy Expenses	£4,481.37	£4,201.62 ⁽¹¹⁾
			Walsingham	£6,670.80	£4,731.25 ⁽¹²⁾
			Fundraising	£248.97	£130.89
			Visiting clergy	£282.03	£590.17
Other Income			Other Costs		
Projects (grants)	£17,836.75	£107,208.40 ⁽⁶⁾	Projects	£20,743.51	£81,207.16 ⁽¹³⁾
Organ	£10,320.00	£25,998.40 ⁽⁷⁾	Flower fund	£424.00	£368.00
Music	£340.00	£150.00	Organ fund	£148.01	£12,000.00
Clergy refund	£399.80	£301.55	Bank charges	£325.38	£259.19
Maintenance & grounds	£1,293.00	£3,190.00	Vicar refreshment	£2,978.00	£3,777.00 ⁽¹⁴⁾
Miscellaneous	£219.31	£191.01	Miscellaneous	£271.00	£189.98
Bank rewards & interest	£205.47	£6.72	Interest in deposit	£151.70	n/a
TOTALS	£215,969.07	£343,829.35		£200,795.50	£265,519.46
<i>Less Payments</i>	<i>-£200,795.50</i>	<i>-£ 265,519.46</i>			
Balance of Receipts over Payments	£15,173.57	£78,309.89			

St John's Memorial Fund (Deposit) Account	2024 £	2025 £
Receipts		
Balance at 1 Jan	10,000.00	10,151.70
Interest	151.70	133.60
Transfer from current account	nil	nil
Total	10,151.70	10,285.30
Payments		
Transfer to current account	nil	nil
Balance at 31 Dec	10,151.70	10,285.30

Statement of Assets as at 31 Dec	2024 £	2025 £
Cash at Bank (current account)	15,046.73	78,168.59
Cash in Hand	126.84	141.30
Memorial Fund (savings account)	10,151.70	10,285.30
Total cash assets	25,325.27	88,595.19
Other Assets		
Leased buildings (insurance value at year end)	2,513,995.00	2,677,405.00

Summary of 2025 Restricted Funds

Restricted	£
<i>Grants & donations</i>	<i>147,284.31</i>
<i>Activity Payments</i>	<i>7,397.50</i>
<i>Charities</i>	<i>3,526.73</i>
<i>Flowers</i>	<i>184.20</i>
TOTAL	158,392.74

Restricted Funds c/f to 2026

WCC 2025 Green Grant:	£29,262.81
Organ Restoration:	£24,170.39
GLA Funding (Eco Projects):	£ 2,395.10

Designated Funds c/f to 2026

Organ Restoration:	£15,000.00
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Notes to the 2025 Accounts

1. Gift Aid returns for 2025.
2. Includes £493.92 special collections for charity and flowers.
3. Includes £900 from the Paddington Charities for discretionary welfare payments.
4. A £5,000 payment from Pines and Needles for use of forecourt in 2024 (Christmas Tree sales) was received in January 2025, in addition to a further £5,000 for forecourt use in December 2025.
5. Activities covering:

Stay & Play (under 5s playgroup)	£3,027.93
Fellowship & outings returns	£2,987.50
6. Westminster City Council Green Scheme Grant receipts:

2024 Grant Award	£29,069.40
2025 Grant Award	£78,139.00
7. Organ Fund grants and donations.
8. £5,000 balance against 2024 commitment paid January 2025.
9. Includes administration costs and office/trustee expenses of £29,126.57
10. Church maintenance covering:

Grounds	£7,462.86
Church	£6,472.32
Cleaning	£3,812.85
11. Clergy expenses cover parish communications (parish 'phone use and WiFi rental), car usage, un-budgeted parish hospitality expenditure and wear and tear due to parish use of vicarage.
12. Some £2,500 Walsingham expenditure remained outstanding for transport costs.
13. Projects expenditure covering:

Greening Scheme	£80,207.16
GLA Community Engagement	£ 1,000.00
14. Includes £500 deposit for 2026 pilgrimage. (2026 Budget adjusted accordingly.)

N.B. The balance of Green Scheme expenditure against Westminster City Council 2024 and 2025 grant awards is £27,001.24. However, there was an overspend of £2,261.57 on the 2024-25 project which is not offset against the 2025 grant award (see note 6 above). Thus, the carried forward balance to 2026 is £29,262.81.



*Visit by the Bishop of London (then Archbishop of Canterbury designate)
to St John's Advent Carol Service in 2025.*



St John's Kensal Green
Kilburn Lane
London W10 4AA
Registered Charity No. 1163185

Independent Examiner's Report to the PCC of St John's Kensal Green

I report on the accounts for the year ended 31st December 2025 which are set out in this document.

Respective responsibilities of the Trustees and Independent Examiner

The charity'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;
- follow the procedures laid down in the General Directions given by the Charity Commissioners section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's Statement

In connection with my examination, no matters have come to my attention

1. which give me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with s.130 of the 2011 Act; or
 - to prepare accounts which accord with these accounting records have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

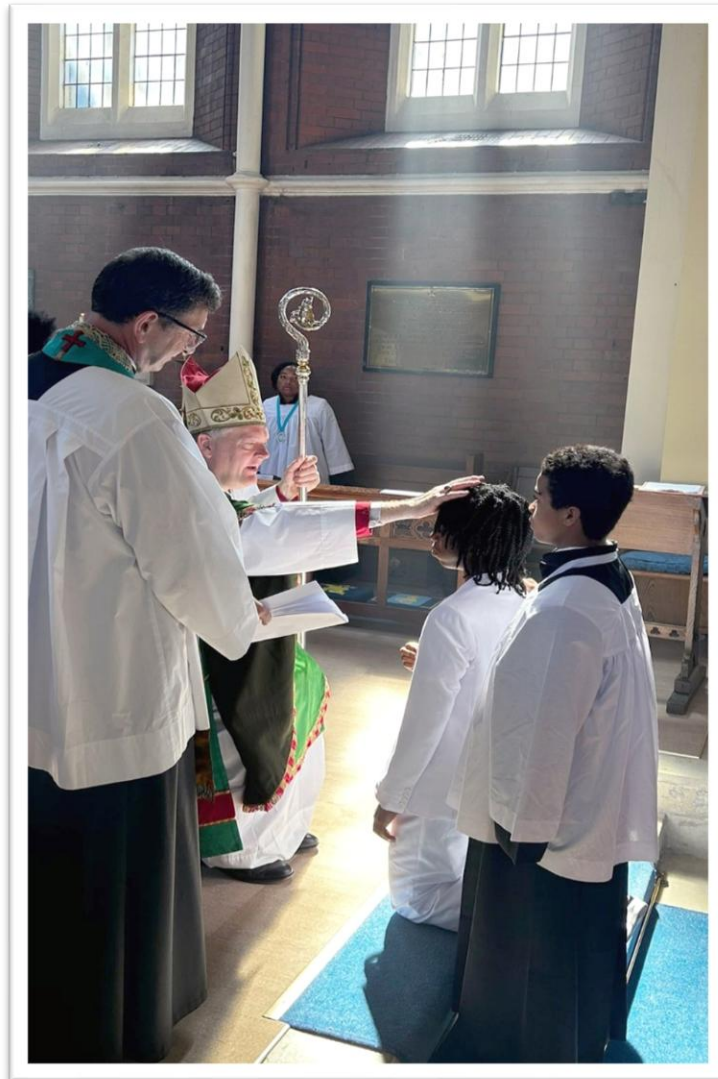


R Moore BSc, Westminster, London

16th March 2026

Accounts

The Parochial Church Council of
The Parish of St John The Evangelist
Kensal Green



*Mass of Baptism and Confirmation celebrated by
The Bishop of Fulham, 11th August 2024*

ANNUAL REPORT & ACCOUNTS
for the period ending 31st December 2024

Registered Charity 1163185

Bearing Our Faithful Witness

In 2024 we celebrated the 180th anniversary of the opening of St Johns, notably with a visit to All Souls' College, Oxford (which donated the land upon which the church was built). Any anniversary gives thanks for what has been. It also encourages us to reflect on our present life and looks to the future. To that end, we combined the main celebration of the anniversary on 11th August with a Mass of Baptism and Confirmation.

The combination of inheritance and looking forward was also demonstrated with the launch of the organ fund, which will see the complete renovation of the Fr Willis Pipe Organ. It was in 1944, as a part of the church's centennial celebrations and completion of renovations following war time bombing, that the organ was moved to the gallery. Eighty years on, its renewal will ensure a sound future.

During 2024 grants were pledged from Westminster City Council and the Westminster Tree Trust totalling £40,000 for the final phase of the grounds project. We are grateful to the City Council for its support and for discussions about our accessing North Paddington Community Investment funding in 2025.

One of the many events during the year was our commemoration of the 80th anniversary of the Normandy Landings. 1944 was also the year (as I note above) that St Johns celebrated its 100th birthday. Geoffrey Fisher, the then bishop of London (shortly to become Archbishop of Canterbury) wrote to the parish and said: *“let this centenary renew your faith in the unchanging things – God's love, our redemption in Jesus Christ, the fellowship of the Holy Spirit in the church, the duty to bear our faithful witness. For these things your church stands...thank God for your past blessings and with humble confidence commit yourselves again to Him.*

We bear our witness in an ever-changing world and society when many of the post war certainties we have taken for granted are fragile. St John's I believe is a faithful witness to the unchanging things and therefore, a place that can serve that ever changing society. In addition, we renew our faith in the unchanging things all the time, and so many enable that to happen. In conclusion thanks to Yvonne Jarman for preparing this Report and Accounts and to everyone who makes this church such a special place.

The Reverend David Ackerman
Vicar and Chairman of the PCC

February 2025

Annual Report & Accounts 2024

Aims and Purpose

St John's Parochial Church Council (PCC) has the responsibility of co-operating with the incumbent in promoting in the ecclesiastical parish the whole mission of the Church; pastoral, evangelistic, social and ecumenical.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of our parish community. Activities are guided by the following principles:

- Looking out – things we will do in mission to reach out to our community and beyond in service of the Gospel.
- Looking in – things we will do to build up the common life and fellowship of the church family.
- Looking up – things we will do with our pattern of prayer and worship to empower and sustain our mission and common life.

In addition, St John's has embraced Capital Vision 2030; a collective agenda *for every Londoner to encounter the love of God in Christ*.

Achievements and Performance

The PCC's charitable objects are focussed on the advancement of religion which is a charitable activity. Evidence of operation for the benefit of the public is demonstrated in this Annual Report for the purposes of good practice in demonstrating our commitment to public benefit.

Our primary charitable purpose is through our prayer, donations, the offering of space (for school visits, assemblies, activities) the Playgroup, and preservation of a listed building. Our aims include the:

- prevention or relief of poverty
- advancement of education
- advancement of health
- advancement of citizenship or community development
- advancement of the arts, culture, heritage or science
- advancement of amateur sport

- reconciliation or the promotion of religious or racial harmony or equality and diversity
- advancement of environmental protection or improvement
- relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

Worship and Prayer

St John's has remained open for worship and prayer through the year and weekly attendance has averaged 74 (excluding Easter and Christmas services as well as special services). The church also receives a number of visitors outside the regular cycle of worship for quiet contemplation.

In addition to regular worship, the church provides a focal point for the community to mark the milestones of life. During 2024 there were six baptisms and eight funeral services held in church. An additional eight funeral services were undertaken at the local crematorium. As at March 2024, there were 84 on the church electoral roll.

Deanery Synod

The Deanery Synod provides an important link between the parish and the wider church community. During 2024 there were two meetings: in March Alison Mouldon the Westminster Churches' Net Zero Officer, gave a presentation on reducing our energy footprint and in November Claire Meaney, from the Diocese of London Safeguarding Team, gave a presentation on Parish Safeguarding Dashboards.

Pastoral Care & Safeguarding

Our Lay Pastoral Minister was recommissioned in May 2024 and has remained available to assist with arrangements for baptisms and funerals as well as devoting time to individuals and families in need of support. In addition, a weekly church newsletter is distributed by email and by post.

2024 was another busy year during which St John's celebrated its' 180th anniversary. Several events were held to mark the occasion, including a parish outing to Oxford and All Souls' College, an Anniversary Mass in August with the Bishop of Fulham and an Anniversary Evensong followed by the parish barbeque. In November we also supported our local RBL branch in commemorating the 80th anniversary of the Normandy Landings.

Regular events have continued, including the Under-5s Stay & Play and the Monday Music Club. The Youth & Families co-ordinators arranged a highly successful Family Fellowship weekend in Brighton while the Autumn pilgrimage to Walsingham was fully booked. We are also grateful to the Paddington Charities for providing support to St John's welfare fund, helping those in need.

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. St John's is committed to

nurturing, protecting and safeguarding all our members, particularly children, young people and vulnerable adults. This is recognised as a responsibility of the whole church.

The PCC has adopted the Diocese Safeguarding Policy, which is reviewed annually, and has appointed a Safeguarding Officer and Children's Champion. There were two recorded safeguarding incidents during 2024 which took place on church premises and both incidents were referred to the Police.

Church Giving

Regular giving in 2024 totalled over £6,000 (of which just under £200 was for special charity collections). The figures are very similar to those in 2023 which is encouraging given cost of living pressures. There was a fall in general donations of some £2,000 (£4,500 compared to £6,600 in 2023). However, there were generous individual donations towards the organ restoration fund.

The PCC continues to recognise the challenges of stewardship during current austere times, especially when individual giving forms only a small part of church income. The number of people giving regularly by standing order and by the envelope scheme remains stagnant.

While stewardship remains a challenge, welfare demands are constant, and St John's is pleased to support the distribution of charitable funds from the Paddington Charities. In addition, donations were given (or collected) for: Aid to the Church in Need, the Additional Curates Society, CAFOD, the Children's Society, Embrace the Middle East, the Granada Relief Fund, Marie Curie, Miracles, the Royal British Legion, Save the Children, Sightsavers, SSAFA and The Passage.

Projects and Plans

A further grant of £40,000 was secured from Westminster City Council for the development of the Woodland Garden created on waste ground at the back of the church grounds during the previous year. Along with continued support from Westminster City Council, we also received a grant from the Paddington Charities in support of this important 'greening' work.

In April we were pleased to welcome the Lord Mayor of Westminster for the opening of the new Plough Walk which runs along the north side of the church, leading to the Windrush Garden. In addition, work on the Stepping-stone Garden in front of the vicarage began in October. There was no significant progress on redeveloping the church forecourt parking area during the year but it is anticipated that this project will move forward in 2025.

A CAD survey, supported by a Diocese grant, was undertaken in preparation of future work on the church roof and ceiling. Given the importance of the ceiling for acoustics, restoration of the organ will be closely associated with the ceiling repairs, when funds are available. The Organ appeal for restoration funds has now been launched with the Honourable Jan Prendergast (former Lord Mayor of Westminster) as Patron. At the

end of the year donations of some £10,300 had been received and £10,000 pledged by the Williams Church Music Trust. In addition, the PCC has budgeted £15,000 from income in 2025.

Financial Review

Total receipts were just under £216,000 in 2024 compared to over £229,000 in 2023. In addition, funds in the savings account (reserves) were just over £10,000.

In 2024 restricted funds totalled some £39,500, largely comprising project grants and donations towards the organ restoration fund. We are particularly grateful to Westminster City Council, the Paddington Charities and the Church Union for supporting St John's greening scheme which is helping to transform the church grounds and develop the Woodland Garden. The Benefact Trust and the Garfield Weston Foundation have also given generously to the organ fund.

Rent from grounds and buildings leased to Bales College remains the church's main source of income. As part of the redevelopment of the Old Vicarage, Bales College has been using the car park area in return for a commitment to fund enlargement of the church entrance and new gates.

Overall expenditure was £201,000 in 2024 compared to 224,400 in the previous year. The decrease was mainly due to a reduction in church maintenance costs. There was also a fall in the giving of donations. However, the 2023 figure of just over £6,000 was inflated by a one-off donation of £5,000 to the Bishop of Fulham's Fund.

Payments of £65,000 were made towards St John's Common Fund commitment of £70,000 (with the balance of £5,000 paid in January 2025 when a £5,000 facilities hire payment from December 2024 was received). £50,000 has been offered towards the 2025 Common Fund. Gift Aid returns of over £2,400 cover claims for 2024.

Reserves Policy

A review of the Reserves Policy concluded that some £10,000 should be maintained in the savings account to cover unanticipated (unbudgeted) expenditure. During 2024 it was not necessary to draw on these reserves.

Structure, Governance and Management

The Parochial Church Council (PCC) is a body corporate (PCC Powers Measure 1956, Church Representation Rules) and is a charity registered with the Charity Commission (Charity Number: 1163185). The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC. There is an induction process in place for new PCC members and each receives guidance on their responsibilities as trustees.

PCC members are responsible for making decisions on all matters of concern to the parish, including decisions on how church funds are spent. There were five meetings from March 2024 to February 2025 inclusive, with any additional urgent PCC business being conducted via email.

Administrative Information

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The following PCC members served during 2023:

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Nigel Clark	(Churchwarden & Vice Chairman)
Sandra Payne	(Churchwarden & Deanery Synod Representative)

Elected Members

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Heather Hatter	(Playgroup Lead)
Frances Ikemefuna	
Pam Mackintosh	
Sabeena Johnson	(Treasurer & Children's Champion)
Joanna Okello	(Safeguarding Officer)
Natelle Peters	(Youth & Families)
Nigel Snuggs	(Grounds & Flowers)
Daniel Turner	(Music Director)
Rieanna Wilkinson	(Youth & Families)

Yvonne Jarman served as PCC Secretary as part of her role as Parish Administrator.

Approved by the PCC on 21st March 2025 and signed on their behalf by:



The Revd David Ackerman
Chairman



Nigel Clark
Vice-Chairman

Statement of Receipts and Payments

1 January-31 December 2024

Receipts	Unrestricted £	Restricted £	Total £	Payments £	Total £
Cash at Bank 1 Jan	1,200.95	3,395.10	4,596.05	LDF Payments	67,858.00
Cash in Hand 1 Jan	128.23		128.23	Running Costs	68,105.90
Regular Giving	6,556.78	179.29	6,736.07	Income Generating Costs	nil
GA Returns	2,404.45		2,404.45	Church Activities	39,790.00
Other Voluntary Receipts	4,547.60	1,359.50	5,907.10	Other costs	25,041.60
Income Generating Activity	152,579.00		152,579.00	Fabric	nil
Church Activities	6,633.84	6,370.00	13,003.84		
Other Income	2,457.58	28,156.75	30,614.33		
<i>Sub Totals</i>	<i>176,508.43</i>	<i>39,460.64</i>	<i>215,969.07</i>		<i>200,795.50</i>
				Balance of Receipts over Payments	15,173.57
TOTAL			215,969.07		215,969.07

Receipts	2023	2024	Payments	2023	2024
Balance at Bank 1 Jan	£10,319.61	£4,596.05			
Cash in Hand 1 Jan	£119.72	£128.23			
Regular Giving			LDf Payments		
Planned giving	£3,295.79	£3,132.87	Fees	£2,592.00	£2,858.00
Tax refund (Gift Aid)	£4,816.98	£2,404.45 ⁽¹⁾	Commitment	£65,000.00	£65,000.00 ⁽⁶⁾
Collections	£2,656.26	£3,603.20 ⁽²⁾			
Other Voluntary Receipts			Running Costs		
Donations	£6,690.79	£4,547.60	Office	£33,750.23	£31,263.04 ⁽⁷⁾
Charity	£1,084.19	£1,004.50	Maintenance (church)	£35,590.82	£17,468.24 ⁽⁸⁾
Flower Fund	£202.73	£355.00	Utilities	£8,345.11	£10,743.93
			Insurance	£4,705.53	£3,780.59
			Sacristy	£2,829.41	£2,421.20
			Maintenance (vicarage)	£400.00	£2,428.90
Income Generating Activities			Income Generating Costs		
Rent	£150,504.00	£150,504.00	Facilities	nil	nil
Facilities	£1,000.00	£2,075.00 ⁽³⁾			
Church Activities			Church Activities		
Activities	£6,981.20	£5,587.84 ⁽⁴⁾	Activities	£15,211.14	£15,700.15
Funeral & Weddings	£3,444.00	£3,859.00	Music	£9,760.80	£9,262.79
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Walsingham	£1,895.00	£3,250.00	Donations	£6,228.97	£85.00
Welfare refund	£200.00	£100.00	Clergy Expenses	£5,027.24	£4,481.37 ⁽⁹⁾
			Walsingham	£6,097.60	£6,670.80
			Fundraising	£137.25	£248.97
			Visiting clergy	£219.07	£282.03
Other Income			Other Costs		
Annual Projects (grants)	£19,726.33	£17,836.75 ⁽⁵⁾	Annual Projects	£19,151.29	£20,743.51 ⁽¹⁰⁾
Organ	nil	£10,320.00	Flower fund	£1,135.00	£424.00
Music	£1,000.00	£340.00	Organ fund	nil	£148.01
Clergy refund	£201.76	£399.80	Bank charges	£377.33	£325.38
Maintenance & grounds	£600.00	£1,293.00	Vicar refreshment	£2,751.86	£2,978.00
Miscellaneous	£1,559.66	£219.31	Miscellaneous	£24.01	£271.00
Bank rewards & interest	£193.07	£205.47	Interest in deposit	£137.67	£151.70
Visiting clergy	£21.00	nil			
Sacristy	£8.72	nil	Fabric	nil	nil
Fabric	nil	nil	Transfers	£2,000.00	nil
Transfers	£12,189.51	nil			
TOTALS	£229,166.57	£215,969.07		£224,442.29	£200,795.50
<i>Less Payments</i>	<i>-£224,442.29</i>	<i>-£ 200,795.50</i>			
Balance of Receipts over Payments	£4,724.28	£15,173.57			

St John's Memorial Fund (Deposit) Account	2023 £	2024 £
Receipts		
Balance at 1 Jan	20,051.84	10,000.00
Interest	137.67	151.70
Transfer from current account	2,000.00	nil
Total	22,189.51	10,151.70
Payments		
Transfer to current account	12,189.51	nil
Balance at 31 Dec	10,000.00	10,151.70

Statement of Assets as at 31 Dec	2023 £	2024 £
Cash at Bank (current account)	4,596.05	15,046.73
Cash in Hand	128.23	126.84
Memorial Fund (savings account)	10,000.00	10,151.70
Total cash assets	14,724.28	25,325.27
Other Assets		
Leased buildings (insurance value at year end)	2,150,000.00	2,513,995.00

Summary of 2024 Restricted Funds

Restricted	£
<i>Grants & donations</i>	<i>31,551.85</i>
<i>Activity Payments</i>	<i>6,270.00</i>
<i>Charities</i>	<i>1,283.79</i>
<i>Flowers</i>	<i>355.00</i>
TOTAL	39,460.64

Restricted Funds c/f to 2025

GLA Funding (Eco Projects):	£ 3,395.10
Organ Restoration:	£10,171.99

Notes to the 2024 Accounts

1. *Gift Aid returns for 2024.*
2. *Includes £179.29 special collections for charity.*
3. *A £5,000 payment for facility hire was received in January 2025 from Pines and Needles (Christmas Tree sales).*
4. *Activities covering:*

<i>Stay & Play (under 5s playgroup)</i>	<i>£2,567.84</i>
<i>Fellowship & outings returns</i>	<i>£3,020.00</i>
5. *Grant receipts:*

<i>Westminster City Council</i>	<i>£15,336.75</i>
<i>Paddington Charities</i>	<i>£2,000.00</i>
<i>Church Union</i>	<i>£ 500.00</i>
6. *£5,000 balance against £70,000 commitment paid January 2025.*
7. *Includes administration costs and office/trustee expenses of £25,303.98.*
8. *Church maintenance covering:*

<i>Grounds</i>	<i>£6,830.29</i>
<i>Church</i>	<i>£6,669.50</i>
<i>Cleaning</i>	<i>£3,968.45</i>
9. *Clergy expenses cover parish communications (parish 'phone use and WiFi rental), car usage, un-budgeted parish hospitality expenditure and wear and tear due to parish use of vicarage.*
10. *Annual Projects covering Greening Scheme expenditure.*



Visit to All Souls' College and Christchurch Cathedral Oxford (shown here) in celebration of St John's 180th Anniversary Year.



St John's Kensal Green
Kilburn Lane
London W10 4AA
Registered Charity No. 1163185

The Parochial Church Council of
The Parish of St John The Evangelist
Kensal Green



*Mass of Baptism and Confirmation celebrated by
The Bishop of Fulham, 11th August 2024*

ANNUAL REPORT & ACCOUNTS
for the period ending 31st December 2024

Registered Charity 1163185

Bearing Our Faithful Witness

In 2024 we celebrated the 180th anniversary of the opening of St Johns, notably with a visit to All Souls' College, Oxford (which donated the land upon which the church was built). Any anniversary gives thanks for what has been. It also encourages us to reflect on our present life and looks to the future. To that end, we combined the main celebration of the anniversary on 11th August with a Mass of Baptism and Confirmation.

The combination of inheritance and looking forward was also demonstrated with the launch of the organ fund, which will see the complete renovation of the Fr Willis Pipe Organ. It was in 1944, as a part of the church's centennial celebrations and completion of renovations following war time bombing, that the organ was moved to the gallery. Eighty years on, its renewal will ensure a sound future.

During 2024 grants were pledged from Westminster City Council and the Westminster Tree Trust totalling £40,000 for the final phase of the grounds project. We are grateful to the City Council for its support and for discussions about our accessing North Paddington Community Investment funding in 2025.

One of the many events during the year was our commemoration of the 80th anniversary of the Normandy Landings. 1944 was also the year (as I note above) that St Johns celebrated its 100th birthday. Geoffrey Fisher, the then bishop of London (shortly to become Archbishop of Canterbury) wrote to the parish and said: *“let this centenary renew your faith in the unchanging things – God's love, our redemption in Jesus Christ, the fellowship of the Holy Spirit in the church, the duty to bear our faithful witness. For these things your church stands...thank God for your past blessings and with humble confidence commit yourselves again to Him.*

We bear our witness in an ever-changing world and society when many of the post war certainties we have taken for granted are fragile. St John's I believe is a faithful witness to the unchanging things and therefore, a place that can serve that ever changing society. In addition, we renew our faith in the unchanging things all the time, and so many enable that to happen. In conclusion thanks to Yvonne Jarman for preparing this Report and Accounts and to everyone who makes this church such a special place.

The Reverend David Ackerman
Vicar and Chairman of the PCC

February 2025

Annual Report & Accounts 2024

Aims and Purpose

St John's Parochial Church Council (PCC) has the responsibility of co-operating with the incumbent in promoting in the ecclesiastical parish the whole mission of the Church; pastoral, evangelistic, social and ecumenical.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of our parish community. Activities are guided by the following principles:

- Looking out – things we will do in mission to reach out to our community and beyond in service of the Gospel.
- Looking in – things we will do to build up the common life and fellowship of the church family.
- Looking up – things we will do with our pattern of prayer and worship to empower and sustain our mission and common life.

In addition, St John's has embraced Capital Vision 2030; a collective agenda *for every Londoner to encounter the love of God in Christ.*

Achievements and Performance

The PCC's charitable objects are focussed on the advancement of religion which is a charitable activity. Evidence of operation for the benefit of the public is demonstrated in this Annual Report for the purposes of good practice in demonstrating our commitment to public benefit.

Our primary charitable purpose is through our prayer, donations, the offering of space (for school visits, assemblies, activities) the Playgroup, and preservation of a listed building. Our aims include the:

- prevention or relief of poverty
- advancement of education
- advancement of health
- advancement of citizenship or community development
- advancement of the arts, culture, heritage or science
- advancement of amateur sport

- reconciliation or the promotion of religious or racial harmony or equality and diversity
- advancement of environmental protection or improvement
- relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

Worship and Prayer

St John's has remained open for worship and prayer through the year and weekly attendance has averaged 74 (excluding Easter and Christmas services as well as special services). The church also receives a number of visitors outside the regular cycle of worship for quiet contemplation.

In addition to regular worship, the church provides a focal point for the community to mark the milestones of life. During 2024 there were six baptisms and eight funeral services held in church. An additional eight funeral services were undertaken at the local crematorium. As at March 2024, there were 84 on the church electoral roll.

Deanery Synod

The Deanery Synod provides an important link between the parish and the wider church community. During 2024 there were two meetings: in March Alison Mouldon the Westminster Churches' Net Zero Officer, gave a presentation on reducing our energy footprint and in November Claire Meaney, from the Diocese of London Safeguarding Team, gave a presentation on Parish Safeguarding Dashboards.

Pastoral Care & Safeguarding

Our Lay Pastoral Minister was recommissioned in May 2024 and has remained available to assist with arrangements for baptisms and funerals as well as devoting time to individuals and families in need of support. In addition, a weekly church newsletter is distributed by email and by post.

2024 was another busy year during which St John's celebrated its' 180th anniversary. Several events were held to mark the occasion, including a parish outing to Oxford and All Souls' College, an Anniversary Mass in August with the Bishop of Fulham and an Anniversary Evensong followed by the parish barbeque. In November we also supported our local RBL branch in commemorating the 80th anniversary of the Normandy Landings.

Regular events have continued, including the Under-5s Stay & Play and the Monday Music Club. The Youth & Families co-ordinators arranged a highly successful Family Fellowship weekend in Brighton while the Autumn pilgrimage to Walsingham was fully booked. We are also grateful to the Paddington Charities for providing support to St John's welfare fund, helping those in need.

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. St John's is committed to

nurturing, protecting and safeguarding all our members, particularly children, young people and vulnerable adults. This is recognised as a responsibility of the whole church.

The PCC has adopted the Diocese Safeguarding Policy, which is reviewed annually, and has appointed a Safeguarding Officer and Children's Champion. There were two recorded safeguarding incidents during 2024 which took place on church premises and both incidents were referred to the Police.

Church Giving

Regular giving in 2024 totalled over £6,000 (of which just under £200 was for special charity collections). The figures are very similar to those in 2023 which is encouraging given cost of living pressures. There was a fall in general donations of some £2,000 (£4,500 compared to £6,600 in 2023). However, there were generous individual donations towards the organ restoration fund.

The PCC continues to recognise the challenges of stewardship during current austere times, especially when individual giving forms only a small part of church income. The number of people giving regularly by standing order and by the envelope scheme remains stagnant.

While stewardship remains a challenge, welfare demands are constant, and St John's is pleased to support the distribution of charitable funds from the Paddington Charities. In addition, donations were given (or collected) for: Aid to the Church in Need, the Additional Curates Society, CAFOD, the Children's Society, Embrace the Middle East, the Granada Relief Fund, Marie Curie, Miracles, the Royal British Legion, Save the Children, Sightsavers, SSAFA and The Passage.

Projects and Plans

A further grant of £40,000 was secured from Westminster City Council for the development of the Woodland Garden created on waste ground at the back of the church grounds during the previous year. Along with continued support from Westminster City Council, we also received a grant from the Paddington Charities in support of this important 'greening' work.

In April we were pleased to welcome the Lord Mayor of Westminster for the opening of the new Plough Walk which runs along the north side of the church, leading to the Windrush Garden. In addition, work on the Stepping-stone Garden in front of the vicarage began in October. There was no significant progress on redeveloping the church forecourt parking area during the year but it is anticipated that this project will move forward in 2025.

A CAD survey, supported by a Diocese grant, was undertaken in preparation of future work on the church roof and ceiling. Given the importance of the ceiling for acoustics, restoration of the organ will be closely associated with the ceiling repairs, when funds are available. The Organ appeal for restoration funds has now been launched with the Honourable Jan Prendergast (former Lord Mayor of Westminster) as Patron. At the

end of the year donations of some £10,300 had been received and £10,000 pledged by the Williams Church Music Trust. In addition, the PCC has budgeted £15,000 from income in 2025.

Financial Review

Total receipts were just under £216,000 in 2024 compared to over £229,000 in 2023. In addition, funds in the savings account (reserves) were just over £10,000.

In 2024 restricted funds totalled some £39,500, largely comprising project grants and donations towards the organ restoration fund. We are particularly grateful to Westminster City Council, the Paddington Charities and the Church Union for supporting St John's greening scheme which is helping to transform the church grounds and develop the Woodland Garden. The Benefact Trust and the Garfield Weston Foundation have also given generously to the organ fund.

Rent from grounds and buildings leased to Bales College remains the church's main source of income. As part of the redevelopment of the Old Vicarage, Bales College has been using the car park area in return for a commitment to fund enlargement of the church entrance and new gates.

Overall expenditure was £201,000 in 2024 compared to 224,400 in the previous year. The decrease was mainly due to a reduction in church maintenance costs. There was also a fall in the giving of donations. However, the 2023 figure of just over £6,000 was inflated by a one-off donation of £5,000 to the Bishop of Fulham's Fund.

Payments of £65,000 were made towards St John's Common Fund commitment of £70,000 (with the balance of £5,000 paid in January 2025 when a £5,000 facilities hire payment from December 2024 was received). £50,000 has been offered towards the 2025 Common Fund. Gift Aid returns of over £2,400 cover claims for 2024.

Reserves Policy

A review of the Reserves Policy concluded that some £10,000 should be maintained in the savings account to cover unanticipated (unbudgeted) expenditure. During 2024 it was not necessary to draw on these reserves.

Structure, Governance and Management

The Parochial Church Council (PCC) is a body corporate (PCC Powers Measure 1956, Church Representation Rules) and is a charity registered with the Charity Commission (Charity Number: 1163185). The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC. There is an induction process in place for new PCC members and each receives guidance on their responsibilities as trustees.

PCC members are responsible for making decisions on all matters of concern to the parish, including decisions on how church funds are spent. There were five meetings from March 2024 to February 2025 inclusive, with any additional urgent PCC business being conducted via email.

Administrative Information

St John's Church, situated in Kensal Green, is part of the Diocese of London within the Church of England. The correspondence address is The Vicarage, Kilburn Lane, London W10 4AA. The church website is www.stjohnskensalgreen.org.uk

The following PCC members served during 2023:

Ex Officio Members

Rev David Ackerman	(Incumbent & Chairman)
Nigel Clark	(Churchwarden & Vice Chairman)
Sandra Payne	(Churchwarden & Deanery Synod Representative)

Elected Members

Anne Abel	(Lay Pastoral Minister)
Heather Hatter	(Playgroup Lead)
Frances Ikemefuna	
Pam Mackintosh	
Sabeena Johnson	(Treasurer & Children's Champion)
Joanna Okello	(Safeguarding Officer)
Natelle Peters	(Youth & Families)
Nigel Snuggs	(Grounds & Flowers)
Daniel Turner	(Music Director)
Rieanna Wilkinson	(Youth & Families)

Yvonne Jarman served as PCC Secretary as part of her role as Parish Administrator.

Approved by the PCC on 21st March 2025 and signed on their behalf by:



The Revd David Ackerman
Chairman



Nigel Clark
Vice-Chairman

Statement of Receipts and Payments

1 January-31 December 2024

Receipts	Unrestricted £	Restricted £	Total £	Payments £	Total £
Cash at Bank 1 Jan	1,200.95	3,395.10	4,596.05	LDF Payments	67,858.00
Cash in Hand 1 Jan	128.23		128.23	Running Costs	68,105.90
Regular Giving	6,556.78	179.29	6,736.07	Income Generating Costs	nil
GA Returns	2,404.45		2,404.45	Church Activities	39,790.00
Other Voluntary Receipts	4,547.60	1,359.50	5,907.10	Other costs	25,041.60
Income Generating Activity	152,579.00		152,579.00	Fabric	nil
Church Activities	6,633.84	6,370.00	13,003.84		
Other Income	2,457.58	28,156.75	30,614.33		
<i>Sub Totals</i>	<i>176,508.43</i>	<i>39,460.64</i>	<i>215,969.07</i>		<i>200,795.50</i>
				Balance of Receipts over Payments	15,173.57
TOTAL			215,969.07		215,969.07

Receipts	2023	2024	Payments	2023	2024
Balance at Bank 1 Jan	£10,319.61	£4,596.05			
Cash in Hand 1 Jan	£119.72	£128.23			
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Planned giving	£3,295.79	£3,132.87	Fees	£2,592.00	£2,858.00
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Balance of Receipts over Payments	£4,724.28	£15,173.57			

St John's Memorial Fund (Deposit) Account	2023 £	2024 £
Receipts		
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Interest	137.67	151.70
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Payments		
Transfer to current account	12,189.51	nil
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Cash in Hand	128.23	126.84
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Total cash assets	14,724.28	25,325.27
Other Assets		
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Summary of 2024 Restricted Funds

Restricted	£
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<i>Activity Payments</i>	<i>6,270.00</i>
<i>Charities</i>	<i>1,283.79</i>
<i>Flowers</i>	<i>355.00</i>
TOTAL	39,460.64

Restricted Funds c/f to 2025

GLA Funding (Eco Projects):	£ 3,395.10
Organ Restoration:	£10,171.99

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5. *Grant receipts:*

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<i>Church Union</i>	<i>£ 500.00</i>
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7. *Includes administration costs and office/trustee expenses of £25,303.98.*
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<i>Grounds</i>	<i>£6,830.29</i>
<i>Church</i>	<i>£6,669.50</i>
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Visit to All Souls' College and Christchurch Cathedral Oxford (shown here) in celebration of St John's 180th Anniversary Year.



St John's Kensal Green
Kilburn Lane
London W10 4AA
Registered Charity No. 1163185

Independent Examiner's Report to the PCC of St John's Kensal Green

I report on the accounts for the year ended 31st December 2024 which are set out in this document.

Respective responsibilities of the Trustees and Independent Examiner

The charity'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;
- follow the procedures laid down in the General Directions given by the Charity Commissioners section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's Statement

In connection with my examination, no matters have come to my attention

1. which give me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with s.130 of the 2011 Act; or
 - to prepare accounts which accord with these accounting records have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

R Moore BSc, Westminster, London

24th March 2025

Accounts

**The Parochial Church Council of
The Parish of St John The Evangelist
Kensal Green**



*Unveiling of the new Royal Coat of Arms, celebrating the Coronation
of King Charles and Queen Camilla (May 2023)*

ANNUAL REPORT & ACCOUNTS

for the period ending 31st December 2023

Registered Charity 1163185

Achieving our Vision

Each year I compile a church calendar, selecting photographs of church life for each month. The 2023 calendar includes images of our celebrations for the Coronation of King Charles III, baptisms and outings. It reflects our aspiration in the current Mission Action Plan to see a church “where people of all backgrounds and ages continue to come together. Where the grounds and church building and our facilities are part of a single vision. Where we hold together the worship of God, the community of the church in its broadest sense, and serve the wider community. A church which stands for and reflects the fullness of life that is possible and of which Christ speaks.”

In 2023 many were able to think about the above aspiration or vision as we welcomed the Archdeacon of London for a Visitation. Every three years a Visitation takes place which can be a moment of apprehension but, it is ultimately a supportive visit and its report is important. I would like to quote here something of the report we received.

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The Reverend David Ackerman
Vicar and Chairman of the PCC

February 2024

Annual Report & Accounts 2023

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The following PCC members served during 2023:

Ex Officio Members

Rev David Ackerman	(Incumbent & Chairman)
Nigel Clark	(Churchwarden & Vice Chairman)
Sandra Payne	(Churchwarden & Deanery Synod Representative)

Elected Members

Anne Abel	(Lay Pastoral Minister)
Heather Hatter	(Playgroup Lead)
Frances Ikemefuna	
Pam Mackintosh	
Sabeena Johnson	(Treasurer & Children's Champion)
Joanna Okello	(Safeguarding Officer)
Natelle Peters	(Youth & Families)
Nigel Snuggs	(Grounds & Flowers)
Daniel Turner	(Music Director)
Rieanna Wilkinson	(Youth & Families)

Yvonne Jarman served as PCC Secretary as part of her role as Parish Administrator.

Approved by the PCC on 28 February 2024 and signed on their behalf by:

The Revd David Ackerman
Chairman

Nigel Clark
Vice-Chairman

Statement of Receipts and Payments
1 January-31 December 2023

Receipts	Unrestricted	Restricted	Total	Payments	Total
	£	£	£	£	£
Cash at Bank 1 Jan	6,877.82	3,441.79	10,319.61	LDF Payments	67,592.00
Cash in Hand 1 Jan	119.72		119.72	Running Costs	85,621.10
Regular Giving	5,778.87	173.18	5,952.05	Income Generating Costs	nil
GA Returns	4,816.98	Nil	4,816.98	Church Activities	45,652.03
Other Voluntary Receipts	6,500.79	1,476.92	7,977.71	Other costs	25,577.16
Income Generating Activity	151,504.00	Nil	151,504.00	Fabric	nil
Church Activities	5,976.81	6,999.64	12,976.45		
Other Income	15,273.72	20,226.33	35,500.05		
<i>Sub Totals</i>	<i>196,848.71</i>	<i>32,317.86</i>	<i>229,166.57</i>		<i>224,442.29</i>
				Balance of Receipts over Payments	4,724.28
TOTAL			229,166.57		229,166.57

Receipts	2022	2023	Payments	2022	2023
Balance at Bank 1 Jan	£129,243.44	£10,319.61			
Cash in Hand 1 Jan	£123.12	£119.72			
Regular Giving			LDF Payments		
Planned giving	£2,278.27	£3,295.79	Fees	£3,392.00	£2,592.00
Tax refund (Gift Aid)	£3,492.64	£4,816.98 ⁽¹⁾	Commitment	£15,000.00	£65,000.00
Collections	£6,732.55	£2,656.26 ⁽²⁾			
Other Voluntary Receipts			Running Costs		
Donations	£3,858.21	£6,690.79	Office	£38,609.56	£33,750.23 ⁽⁷⁾
Charity	£1,427.47	£1,084.19	Maintenance (church)	£34,223.44	£35,590.82 ⁽⁸⁾
Flower Fund	£155.00	£202.73	Utilities	£7,880.42	£8,345.11
			Insurance	£6,943.59	£4,705.53
			Sacristy	£4,021.84	£2,829.41
			Maintenance (vicarage)	£1,773.00	£400.00
Income Generating Activities			Income Generating Costs		
Rent	£137,962.00	£150,504.00	Facilities	nil	nil
Facilities	£515.00	£1,000.00			
Church Activities			Church Activities		
Activities	£8,899.09	£6,981.20 ⁽³⁾	Activities	£60,443.19	£15,211.14
Funeral & Weddings	£5,339.89	£3,444.00	Music	£14,152.42	£9,760.80
Walsingham	£470.00	£1,895.00	Donations	£10,625.00	£6,228.97 ⁽⁹⁾
Fundraising	£845.40	£456.25	Charity giving	£13,910.02	£2,969.96
Welfare refund	nil	£200.00	Walsingham	£1,212.80	£6,097.60
			Clergy Expenses	£6,683.91	£5,027.24 ⁽¹⁰⁾
			Visiting clergy	£385.43	£219.07
			Fundraising	£592.48	£137.25
Other Income			Other Costs		
Annual Projects (grants)	£25,464.30	£19,726.33 ⁽⁴⁾	Annual Projects	£62,269.13	£19,151.29 ⁽¹¹⁾
Miscellaneous	£159.28	£1,559.66 ⁽⁵⁾	Flower fund	£1,115.82	£1,135.00
Music	£1,059.99	£1,000.00	Vicar refreshment	nil	£2,751.86
Maintenance & grounds	£281.48	£600.00	Bank charges	£521.16	£377.33
Clergy refund	£325.60	£201.76	Interest in savings	nil	£137.67
Bank rewards & interest	£111.05	£193.07	Miscellaneous	£325.83	£24.01
Visiting clergy	£47.00	£21.00	Organ fund	£600.00	nil
Sacristy	nil	£8.72			
Insurance	£2,529.59	nil ⁽⁶⁾			
			Fabric	£18,400.00	nil
Fabric	£2,200.00	nil	Transfers	£55,000.00	£2,000.00
Transfers	£35,000.00	£12,189.51			
TOTALS	£368,520.37	£229,166.57		£358,081.04	£224,442.29
<i>Less Payments</i>	<i>£358,081.04</i>	<i>£224,442.29</i>			
Balance of Receipts over Payments	£10,439.33	£4,724.28			

St John's Memorial Fund (Deposit) Account	2022 £	2023 £
Receipts		
Balance at 1 Jan	25.29	20,051.84
Interest	26.55	137.67
Transfer from current account	55,000.00	2,000.00
Total	55,051.84	22,189.51
Payments		
Transfer to current account	35,000.00	12,189.51
Balance at 31 Dec	20,051.84	10,000.00

Statement of Assets as at 31 Dec	2022 £	2023 £
Cash at Bank (current account)	10,319.61	4,596.05
Cash in Hand	119.72	128.23
Memorial Fund (savings account)	20,051.84	10,000.00
Total cash assets	30,439.33	14,724.28
Other Assets		
Leased buildings (insurance value at year end)	710,109.00	2,150,000.00

Summary of 2023 Restricted Funds

Restricted	£
<i>Grants</i>	<i>23,668.12</i>
<i>Payments</i>	<i>6,999.64</i>
<i>Charities</i>	<i>1,457.37</i>
<i>Flowers</i>	<i>192.73</i>
TOTAL	32,317.86

Restricted Funds c/f

GLA Funding (Eco Projects):	£3,395.10
WCC Greening Grant:	£1,075.04

Notes to the 2023 Accounts

1. *Gift Aid returns for 2022 and 2023.*
2. *Includes £173.18 special collections for charity.*
3. *Activities covering:*

<i>Play & Stay (under 5s playgroup)</i>	<i>£2,856.56</i>
<i>Pilgrimage (2022) & Fellowship returns</i>	<i>£4,124.64</i>
4. *Grant receipts for Westminster City Council (WCC) Greening Scheme.*
5. *Includes £1,535.65 refund from Scottish Power.*
6. *Insurance receipts no longer apply. (Leased buildings now separately insured by Bales College.)*
7. *Includes administration costs and office/trustee expenses of £28,039.77.*
8. *Church maintenance covering:*

<i>Grounds</i>	<i>£22,591.73</i>
<i>Church</i>	<i>£ 8,394.05</i>
<i>Cleaning</i>	<i>£ 4,605.04</i>
9. *Includes £5,000 to the Bishop of London's Discretionary Fund.*
10. *Clergy expenses covers parish communications (parish 'phone use and WiFi rental), car usage, un-budgeted parish hospitality expenditure and wear and tear due to parish use of vicarage.*
11. *Annual Projects covering:*

<i>WCC Greening Scheme</i>	<i>£19,104.60</i>
<i>GLA (Eco Projects)</i>	<i>£ 46.69</i>

**The Parochial Church Council of
The Parish of St John The Evangelist
Kensal Green**



*Unveiling of the new Royal Coat of Arms, celebrating the Coronation
of King Charles and Queen Camilla (May 2023)*

ANNUAL REPORT & ACCOUNTS

for the period ending 31st December 2023

Registered Charity 1163185

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Rev David Ackerman	(Incumbent & Chairman)
Nigel Clark	(Churchwarden & Vice Chairman)
Sandra Payne	(Churchwarden & Deanery Synod Representative)

Elected Members

Anne Abel	(Lay Pastoral Minister)
Heather Hatter	(Playgroup Lead)
Frances Ikemefuna	
Pam Mackintosh	
Sabeena Johnson	(Treasurer & Children's Champion)
Joanna Okello	(Safeguarding Officer)
Natelle Peters	(Youth & Families)
Nigel Snuggs	(Grounds & Flowers)
Daniel Turner	(Music Director)
Rieanna Wilkinson	(Youth & Families)

Yvonne Jarman served as PCC Secretary as part of her role as Parish Administrator.

Approved by the PCC on 28 February 2024 and signed on their behalf by:

The Revd David Ackerman
Chairman

Nigel Clark
Vice-Chairman

Statement of Receipts and Payments
1 January-31 December 2023

Receipts	Unrestricted	Restricted	Total	Payments	Total
	£	£	£	£	£
Cash at Bank 1 Jan	6,877.82	3,441.79	10,319.61	LDF Payments	67,592.00
Cash in Hand 1 Jan	119.72		119.72	Running Costs	85,621.10
Regular Giving	5,778.87	173.18	5,952.05	Income Generating Costs	nil
GA Returns	4,816.98	Nil	4,816.98	Church Activities	45,652.03
Other Voluntary Receipts	6,500.79	1,476.92	7,977.71	Other costs	25,577.16
Income Generating Activity	151,504.00	Nil	151,504.00	Fabric	nil
Church Activities	5,976.81	6,999.64	12,976.45		
Other Income	15,273.72	20,226.33	35,500.05		
Sub Totals	196,848.71	32,317.86	229,166.57		224,442.29
				Balance of Receipts over Payments	4,724.28
TOTAL			229,166.57		229,166.57

Receipts	2022	2023	Payments	2022	2023
Balance at Bank 1 Jan	£129,243.44	£10,319.61			
Cash in Hand 1 Jan	£123.12	£119.72			
Regular Giving			LDF Payments		
Planned giving	£2,278.27	£3,295.79	Fees	£3,392.00	£2,592.00
Tax refund (Gift Aid)	£3,492.64	£4,816.98 ⁽¹⁾	Commitment	£15,000.00	£65,000.00
Collections	£6,732.55	£2,656.26 ⁽²⁾			
Other Voluntary Receipts			Running Costs		
Donations	£3,858.21	£6,690.79	Office	£38,609.56	£33,750.23 ⁽⁷⁾
Charity	£1,427.47	£1,084.19	Maintenance (church)	£34,223.44	£35,590.82 ⁽⁸⁾
Flower Fund	£155.00	£202.73	Utilities	£7,880.42	£8,345.11
			Insurance	£6,943.59	£4,705.53
			Sacristy	£4,021.84	£2,829.41
			Maintenance (vicarage)	£1,773.00	£400.00
Income Generating Activities			Income Generating Costs		
Rent	£137,962.00	£150,504.00	Facilities	nil	nil
Facilities	£515.00	£1,000.00			
Church Activities			Church Activities		
Activities	£8,899.09	£6,981.20 ⁽³⁾	Activities	£60,443.19	£15,211.14
Funeral & Weddings	£5,339.89	£3,444.00	Music	£14,152.42	£9,760.80
Walsingham	£470.00	£1,895.00	Donations	£10,625.00	£6,228.97 ⁽⁹⁾
Fundraising	£845.40	£456.25	Charity giving	£13,910.02	£2,969.96
Welfare refund	nil	£200.00	Walsingham	£1,212.80	£6,097.60
			Clergy Expenses	£6,683.91	£5,027.24 ⁽¹⁰⁾
			Visiting clergy	£385.43	£219.07
			Fundraising	£592.48	£137.25
Other Income			Other Costs		
Annual Projects (grants)	£25,464.30	£19,726.33 ⁽⁴⁾	Annual Projects	£62,269.13	£19,151.29 ⁽¹¹⁾
Miscellaneous	£159.28	£1,559.66 ⁽⁵⁾	Flower fund	£1,115.82	£1,135.00
Music	£1,059.99	£1,000.00	Vicar refreshment	nil	£2,751.86
Maintenance & grounds	£281.48	£600.00	Bank charges	£521.16	£377.33
Clergy refund	£325.60	£201.76	Interest in savings	nil	£137.67
Bank rewards & interest	£111.05	£193.07	Miscellaneous	£325.83	£24.01
Visiting clergy	£47.00	£21.00	Organ fund	£600.00	nil
Sacristy	nil	£8.72			
Insurance	£2,529.59	nil ⁽⁶⁾			
			Fabric	£18,400.00	nil
Fabric	£2,200.00	nil	Transfers	£55,000.00	£2,000.00
Transfers	£35,000.00	£12,189.51			
TOTALS	£368,520.37	£229,166.57		£358,081.04	£224,442.29
<i>Less Payments</i>	<i>£358,081.04</i>	<i>£224,442.29</i>			
Balance of Receipts over Payments	£10,439.33	£4,724.28			

St John's Memorial Fund (Deposit) Account	2022 £	2023 £
Receipts		
Balance at 1 Jan	25.29	20,051.84
Interest	26.55	137.67
Transfer from current account	55,000.00	2,000.00
Total	55,051.84	22,189.51
Payments		
Transfer to current account	35,000.00	12,189.51
Balance at 31 Dec	20,051.84	10,000.00

Statement of Assets as at 31 Dec	2022 £	2023 £
Cash at Bank (current account)	10,319.61	4,596.05
Cash in Hand	119.72	128.23
Memorial Fund (savings account)	20,051.84	10,000.00
Total cash assets	30,439.33	14,724.28
Other Assets		
Leased buildings (insurance value at year end)	710,109.00	2,150,000.00

Summary of 2023 Restricted Funds

Restricted	£
Grants	23,668.12
Payments	6,999.64
Charities	1,457.37
Flowers	192.73
TOTAL	32,317.86

Restricted Funds c/f

GLA Funding (Eco Projects):	£3,395.10
WCC Greening Grant:	£1,075.04

Notes to the 2023 Accounts

1. *Gift Aid returns for 2022 and 2023.*
2. *Includes £173.18 special collections for charity.*
3. *Activities covering:*

<i>Play & Stay (under 5s playgroup)</i>	<i>£2,856.56</i>
<i>Pilgrimage (2022) & Fellowship returns</i>	<i>£4,124.64</i>
4. *Grant receipts for Westminster City Council (WCC) Greening Scheme.*
5. *Includes £1,535.65 refund from Scottish Power.*
6. *Insurance receipts no longer apply. (Leased buildings now separately insured by Bales College.)*
7. *Includes administration costs and office/trustee expenses of £28,039.77.*
8. *Church maintenance covering:*

<i>Grounds</i>	<i>£22,591.73</i>
<i>Church</i>	<i>£ 8,394.05</i>
<i>Cleaning</i>	<i>£ 4,605.04</i>
9. *Includes £5,000 to the Bishop of London's Discretionary Fund.*
10. *Clergy expenses covers parish communications (parish 'phone use and WiFi rental), car usage, un-budgeted parish hospitality expenditure and wear and tear due to parish use of vicarage.*
11. *Annual Projects covering:*

<i>WCC Greening Scheme</i>	<i>£19,104.60</i>
<i>GLA (Eco Projects)</i>	<i>£ 46.69</i>

Independent Examiner's Report to the PCC of St John's Kensal Green

I report on the accounts for the year ended 31st December 2023 which are set out in this document.

Respective responsibilities of the Trustees and Independent Examiner

The charity'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;
- follow the procedures laid down in the General Directions given by the Charity Commissioners section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's Statement

In connection with my examination, no matters have come to my attention

1. which give me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with s.130 of the 2011 Act; or
 - to prepare accounts which accord with these accounting records have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

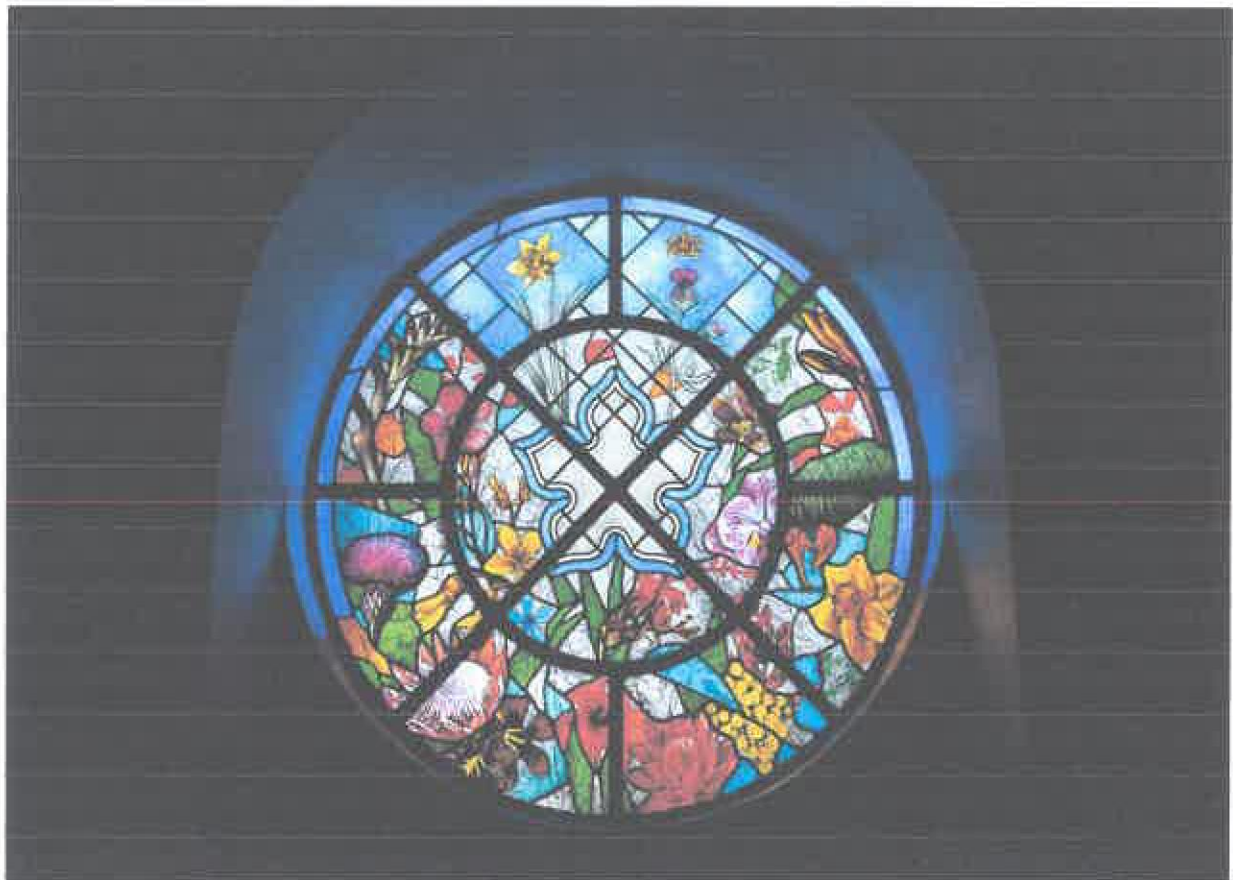


R Moore BSc, Westminster, London

4th March 2024

Accounts

The Parochial Church Council of
The Parish of St John The Evangelist
Kensal Green



St John's Platinum Jubilee Windows
Installed by John Reyntiens, June 2022

ANNUAL REPORT & ACCOUNTS
for the period ending 31st December 2022

Registered Charity 1163185

A Year of Many Highlights

In a year with many highlights an enduring focus will remain the new stained-glass windows, unveiled in June to celebrate the Platinum Jubilee of HM The Queen and are now a fitting memorial to The Queen's reign. The design incorporates the national flowers of Commonwealth countries, appropriate for a church with such a diverse congregation. However, the new has not obscured the past; the new design being placed within (and on) the widows installed in the 1940's following bomb damage.

The new windows add to and enhance the "story" of our church as in some sense does everyone who shares in church life. The varied and numerous activities and events in 2022 drew many. The year was special, not only in its celebrations but in the transition to the new school lease arrangements. After many years negotiations we are now realising what had been long discussed, or in some instances not. With the unveiling of the Jubilee Windows the church looks both the same and different and we are also challenged to accept this reality in church life. Demands, expectations, volunteering, the nature of giving, governance: all these things change yet, amidst this change, there is a constant. The heart of what we are and do remains the same.

Another highlight of 2022 was the parish pilgrimage to Rome with a significant investment in ensuring as many as people as possible could come together for renewal. (After years of renewing a church building, we decided to offer renewal for those who use it!) One visit was to the Basilica of St Paul's without the walls, and we meditated on the faith "that comes from the Apostles". In thanking everyone who made 2022 such an eventful year, all those who support church life and to Yvonne Jarman in particular for her work on this report, let me end with words of St Paul:

whatsoever things are true, whatsoever things are honest, whatsoever things are just, whatsoever things are pure, whatsoever things are lovely, whatsoever things are of good report; if there be any virtue, and if there be any praise, think on these things. Those things, which you have both learned, and received, and heard, and seen in me, do: and the God of peace shall be with you.

**The Reverend David Ackerman
Vicar and Chairman of the PCC**

March 2023

Annual Report & Accounts 2022

Aims and Purpose

St John's Parochial Church Council (PCC) has the responsibility of co-operating with the incumbent in promoting in the ecclesiastical parish the whole mission of the Church; pastoral, evangelistic, social and ecumenical.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of our parish community. Activities are guided by the following principles:

- Looking out – things we will do in mission to reach out to our community and beyond in service of the Gospel.
- Looking in – things we will do to build up the common life and fellowship of the church family.
- Looking up – things we will do with our pattern of prayer and worship to empower and sustain our mission and common life.

In addition, St John's has embraced Capital Vision 2020; a collective vision adopted by synod in March 2013. The agenda has now been set for Capital Vision 2030 and *for every Londoner to encounter the love of God in Christ.*

Achievements and Performance

The PCC's charitable objects are focussed on the advancement of religion which is a charitable activity. Evidence of operation for the benefit of the public is demonstrated in this Annual Report for the purposes of good practice in demonstrating our commitment to public benefit.

Our primary charitable purpose, through our prayer, donations, is the offering of space (for school visits, assemblies, activities) the Playgroup, and preservation of a listed building. Our aims include the:

- prevention or relief of poverty
- advancement of education
- advancement of health
- advancement of citizenship or community development
- advancement of the arts, culture, heritage or science
- advancement of amateur sport

- reconciliation or the promotion of religious or racial harmony or equality and diversity
- advancement of environmental protection or improvement
- relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

Worship and Prayer

St John's has remained open for worship and prayer through the year and weekly attendance has averaged 58 (excluding Easter and Christmas services as well as special services). The church also receives a number of visitors outside the regular cycle of worship for quiet contemplation.

In addition to regular worship, the church provides a focal point for the community to mark the milestones of life. During 2022 there were 16 baptisms and 12 funeral services held in church. An additional 15 funeral services were undertaken at the local crematorium. As at April 2022, there were 75 on the church electoral roll.

Deanery Synod

The Deanery Synod provides an important link between the parish and the wider church community. The main focus for 2022 was on environmental issues. The Deanery Synod received a presentation on Eco-Church which was aimed at encouraging church communities to be aware of their carbon footprint and to work towards being carbon neutral.

In 2022 we welcomed the new Area Dean and we look forward to supporting him in his work for the deanery.

Pastoral Care & Safeguarding

Much of church life returned to normal in 2022 following the lifting of COVID-19 restrictions. However, we remain conscious that this was a particularly challenging time for many and that some lost friends and relatives. Summer was a joyful time as we celebrated Queen Elizabeth's Platinum Jubilee. The Autumn, however, brought sadness as we marked Her Majesty's passing and the end of an era. In 2023 we look forward to celebrating the coronation of King Charles III.

Our Lay Pastoral Minister has remained available to assist with arrangements for baptisms and funerals. In addition, a weekly church newsletter is distributed by email and by post. St John's Welfare Fund, established in 2021, continued to provide assistance for families and individuals in need. As we face uncertain times and increases in the cost of living, it is envisaged that this support will be needed for the foreseeable future.

The Tuesday morning Play and Stay for under-5s remains popular while our Youth Programme Team also arranged activities for the older children. At the end of the year, our Kensal Coffee Club was established and meets in the vestry on Thursday mornings. The Club, part of local initiatives to establish 'warm hubs' during the

Winter months, provides a place for people to meet and to enjoy a warm space and a hot soup lunch. We are grateful to our volunteers who support these activities.

The main event of the year was a parish pilgrimage to Rome, staying at the Palazzola resort just outside the city. It was a time to give thanks for the successful conclusion of negotiations with Bales College on the new lease and to reflect upon the challenges ahead for our community.

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. St John's is committed to nurturing, protecting and safeguarding all our members, particularly children, young people and vulnerable adults. This is recognised as a responsibility of the whole church.

The PCC has adopted the Diocese Safeguarding Policy, which is reviewed annually, and has appointed a Safeguarding Officer and Children's Champion. There were six safeguarding incidents on church premises during 2022 involving either theft or actions by individuals suffering mental illness. The Police were called on three occasions and no further action was taken.

Church Giving

Regular giving in 2022 totalled over £9,000 (of which just over £1,000 was for special collections) compared to just over £8,100 in 2021. However, there was a slight decrease (some £500) in planned giving by way of the envelope scheme. Donations saw a healthy increase from some £2,100 in 2021 to just over £3,800 in 2022 while donations for charity (including special collections) totalled some £2,500.

We are pleased that church income from collections increased in 2022 and the nature of giving reflects the reality of the lives of those who worship here. The PCC also recognises the challenges of stewardship during these austere times, especially when personal giving forms only a small part of our income.

While more income is now being received through standing orders, the number of people choosing to give regularly this way has not increased significantly. Card payments have increased and is mostly used by those attending the Play and Stay as well as for purchases from the craft stall run by our Lay Pastoral Minister.

In 2022 some £6,000 was set aside for a 'wellbeing' fund to enhance the lives of those within our church community following the difficult COVID-19 pandemic years. A further £5,000 was spent on discretionary welfare payments supporting families and individuals through the cost-of-living crisis. Although the years' focus on community needs meant a reduction in contributions to larger charities, some £750 was donated towards humanitarian relief in Ukraine.

Projects and Plans

Compared to 2021, which saw the completion of the new vestry path, lawn and flower beds, it has been a relatively quiet year for the church grounds. In February (on Accession Day) two ornamental pear trees were planted near the church pedestrian entrance by the Lord Lieutenant's representative as part of the Platinum Jubilee celebrations. A new covered bin-space structure has also been installed which means that the bin area is now much tidier.

Refurbishment of the vestry and office were completed during 2022 and both now provide a much-improved working space for the clergy, administrator, volunteers and PCC. Delayed electrical work was also undertaken. The church porch roof has now been repaired following further damage to tiles and brickwork during high winds while the frontage brickwork has also been cleaned revealing what the church would have looked like before being covered by years of grime and pollution.

A major achievement was the installation of the Platinum Jubilee stained-glass windows, celebrating Queen Elizabeth's 70th year of service to the country.

During 2022 work was due to proceed on plans with Bales College for redeveloping the church forecourt and northside of the church in front of the vicarage. This will involve a re-design of the parking area and enlarged green space. However, the College has been pre-occupied with building work on the Old Vicarage which has been subject to delays. Therefore, it is hoped that a Church-College working group will convene during 2023 so that work on the church forecourt can progress.

Financial Review

Total receipts were just over £368,500 in 2022 compared to nearly £321,000 in 2021. However, the year start figure of some £129,000 was inflated by a one-off payment of £94,500 in settlement of a new lease agreement with Bales College (deposited in December 2021).

Restricted funds of some £41,000 were mostly comprised of grants (£13,600) and donations (£9,500). We were particularly grateful to All Souls' College Oxford, JP Marland and the Federated Foundation for their generous contributions towards the Platinum Jubilee Windows, along with all the individual donations from our congregation and supporters. In addition, we were delighted to receive funding from the Paddington Charities, supporting environmental work on garden space at the rear of the church grounds which will enhance local wildlife and biodiversity.

Our main source of income is rent from grounds and buildings leased to Bales College. Some income was derived from 'one-off' uses of church facilities. In the past income from facilities was higher with receipts from the hire of the car park (including space for Carnival stalls and Christmas tree sales). As part of the redevelopment of the Old Vicarage, Bales College has been using the car park area in return for a commitment to fund enlargement of the church entrance and new gates.

Running costs were notably higher in 2022, reflecting increased expenditure on utilities as well as the general rise in inflation. There were also legal fees of over £3,400 associated with the 2021 lease agreement with Bales College. Other significant items of expenditure covered office set-up costs, completion of the vestry refurbishment (both internal work and external work on the windows, guttering, building access and bin areas) as well as the church pilgrimage to Rome. Following high winds in March, there was a draw-down of Reserves to cover emergency fabric work on the church porch (including cleaning and repointing areas of the brickwork and gutter maintenance) costing over £18,000.

Payments totalling £15,000 were made towards the Common Fund and £65,000 has been offered for 2023. Gift Aid returns for 2021 amounted to nearly £3,500 while submissions for 2022 Gift Aid returns will be made next year.

Reserves Policy

It is the PCC's policy to keep at least three months running and operating costs in Reserve. In 2022, £35,000 was set-aside in the Reserves given anticipated increases in expenditure associated with refurbishment work and office set-up costs as well as up-front payments for the parish pilgrimage to Rome. As noted, there was a draw-down of Reserves to cover emergency fabric work.

It is envisaged that the Reserves will be reset in 2023, reflecting uncertainties concerning general increases in the cost of living.

Structure, Governance and Management

The Parochial Church Council (PCC) is a body corporate (PCC Powers Measure 1956, Church Representation Rules) and is a charity registered with the Charity Commission (Charity Number: 1163185). The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC. There is an induction process in place for new PCC members and each receives guidance on their responsibilities as trustees.

PCC members are responsible for making decisions on all matters of concern to the parish, including decisions on how church funds are spent. There were six meetings from April 2022 to February 2023 inclusive, with any additional urgent PCC business being conducted via email.

Administrative Information

St John's Church, situated in Kensal Green, is part of the Diocese of London within the Church of England. The correspondence address is The Vicarage, Kilburn Lane, London W10 4AA. The church website is www.stjohnskensalgreen.org.uk

The following PCC members served during 2022:

Ex Officio Members

Rev David Ackerman
Anne Abel
Nigel Clark
Steve Emeh
Sandra Payne

(Incumbent & Chairman)
(Lay Pastoral Minister)
(Churchwarden & Vice Chairman)
(Churchwarden)
(Deanery Synod Representative)

Elected Members

Yema Barlay
Stefan Bignall
Makeba Foster
Frances Ikemefuna
Sabeena Johnson
Joanna Okello
Natelle Peters
Nigel Snuggs
Rieanna Wilkinson

(Treasurer & Children's Champion)
(Safeguarding Officer)
Youth Work
Youth Work

Yvonne Jarman served as PCC Secretary as part of her role as Parish Administrator.

Approved by the PCC on 29 March 2023 and signed on their behalf by:



The Revd David Ackerman
Chairman



Nigel Clark
Vice-Chairman

Statement of Receipts and Payments
1 January-31 December 2022

Receipts	Unrestricted £	Restricted £	Total £	Payments £	Total £
Cash at Bank 1 Jan	125,801.65	3,441.79	129,243.44	LDf Payments	18,392.00
Cash in Hand 1 Jan	123.12		123.12	Running Costs	93,451.85
Regular Giving	7,919.11	1,091.71	9,010.82	Income Generating Costs	nil
GA Returns	3,492.64	Nil	3,492.64	Church Activities	108,005.25
Other Voluntary Receipts	2,588.21	2,852.47	5,440.68	Other costs	119,831.94
Income Generating Activity	138,477.00	Nil	138,477.00	Fabric	18,400.00
Church Activities	9,352.88	6,201.50	15,554.38		
Other Income	39,520.47	27,657.82	67,178.29		
Sub Totals	327,275.08	41,245.29	368,520.37		358,081.04
				Balance of Receipts over Payments	10,439.33
TOTAL			368,520.37		368,520.37

General Receipts & Payments Accounts

Receipts	2021	2022	Payments	2021	2022
Balance at Bank 1 Jan	£8,452.06	£129,243.44			
Cash in Hand 1 Jan	£128.71	£123.12			
Regular Giving			LDF Payments		
Planned giving	£2,812.73	£2,278.27	Fees	£1,675.00	£3,392.00
Tax refund (Gift Aid)	Nil	£3,492.64 ⁽¹⁾	Commitment	Nil	£15,000.00
Collections	£5,314.73	£6,732.55			
Other Voluntary Receipts			Running Costs		
Donations	£2,133.97	£3,858.21	Office	£37,033.99	£38,609.56 ⁽⁸⁾
Charity	£738.55	£1,427.47 ⁽²⁾	Maintenance (church)	£20,846.64	£34,223.44 ⁽⁹⁾
Flower Fund	£232.50	£155.00	Utilities	£5,378.48	£7,880.42
			Insurance	£6,683.67	£6,943.59
			Sacristy	£5,619.57	£4,021.84
			Maintenance (vicarage)	£1,668.06	£1,773.00
Income Generating Activities			Income Generating Costs		
Rent	£239,324.20	£137,962.00 ⁽³⁾	Facilities	nil	nil
Facilities	£3,758.00	£515.00 ⁽⁴⁾			
Church Activities			Church Activities		
Activities	£2,428.15	£8,899.09	Activities	£8,854.51	£60,443.19 ⁽¹⁰⁾
Funeral & Weddings	£2,194.00	£5,339.89	Music	£8,896.97	£14,152.42
Fundraising	£483.76	£845.40	Charity giving	£3,387.50	£13,910.02 ⁽¹¹⁾
Walsingham	nil	£470.00	Donations	£449.51	£10,625.00 ⁽¹²⁾
			Clergy Expenses	£5,281.09	£6,683.91 ⁽¹³⁾
			Walsingham	£260.00	£1,212.80
			Fundraising	£782.66	£592.48
			Visiting clergy	£269.03	£385.43
Other Income			Other Costs		
Annual Projects	£49,741.08	£25,464.30 ⁽⁵⁾	Annual Projects	£80,139.98	£62,269.13 ⁽¹⁴⁾
Insurance	£1,779.69	£2,529.59 ⁽⁶⁾	Flower fund	£1,504.26	£1,115.82
Music	£215.00	£1,059.99	Organ fund	£720.00	£600.00 ⁽¹⁵⁾
Clergy refund	£15.00	£325.60	Bank charges	£449.73	£521.16
Maintenance & grounds	£724.99	£281.48	Miscellaneous	Nil	£325.83
Office	£382.00	£159.28			
Bank rewards	£69.42	£111.05			
Visiting clergy	nil	£47.00			
Sacristy	nil	nil			
Fabric	£12.00	£2,200.00 ⁽⁷⁾	Fabric	£1,673.33	£18,400.00 ⁽¹⁶⁾
Transfers	nil	£35,000.00	Transfers	Nil	£55,000.00
TOTALS	£320,940.54	£368,520.37		£191,573.98	£358,081.04
<i>Less Payments</i>	<i>£191,573.98</i>	<i>£358,081.04</i>			
Balance of Receipts over Payments	£129,366.56	£10,439.33			

St John's Memorial Fund (Deposit) Account	2021 £	2022 £
Receipts		
Balance at 1 Jan	25.29	25.29
Interest	nil	26.55
Transfer from current account	nil	55,000.00
Total	25.29	55,051.84
Payments		
Transfer to current account	nil	35,000.00
Balance at 31 Dec	25.29	20,051.84

Statement of Assets as at 31 Dec	2021 £	2022 £
Cash at Bank (current account)	129,243.44	10,319.61
Cash in Hand	123.12	119.72
Memorial Fund (savings account)	25.29	20,051.84
Total cash assets	129,391.85	30,439.33
Other Assets		
Hall & Cottages (insurance value at year end)	576,400.00	710,109.00

Summary of 2022 Restricted and Designated Funds

Restricted	£	Designated	£
Grants	13,622.00	Reserves	35,000.00
Donations	9,542.79	Rome Pilgrimage	20,000.00
Payments	5,201.50	Organ Fund	20,000.00
VAT Returns	7,482.00	Jubilee Windows	11,000.00
Special Collections	1,091.71		
Fundraising	13.50		
Grant facilitation (welfare)	850.00		
TOTAL	37,803.50		86,000.00

Restricted Funds c/f

GLA Funding (Eco Projects): £3,441.79 (from 2021 – no expenditure in 2022)

Bishop Paul Fund: £ 320.00 (under Donations)

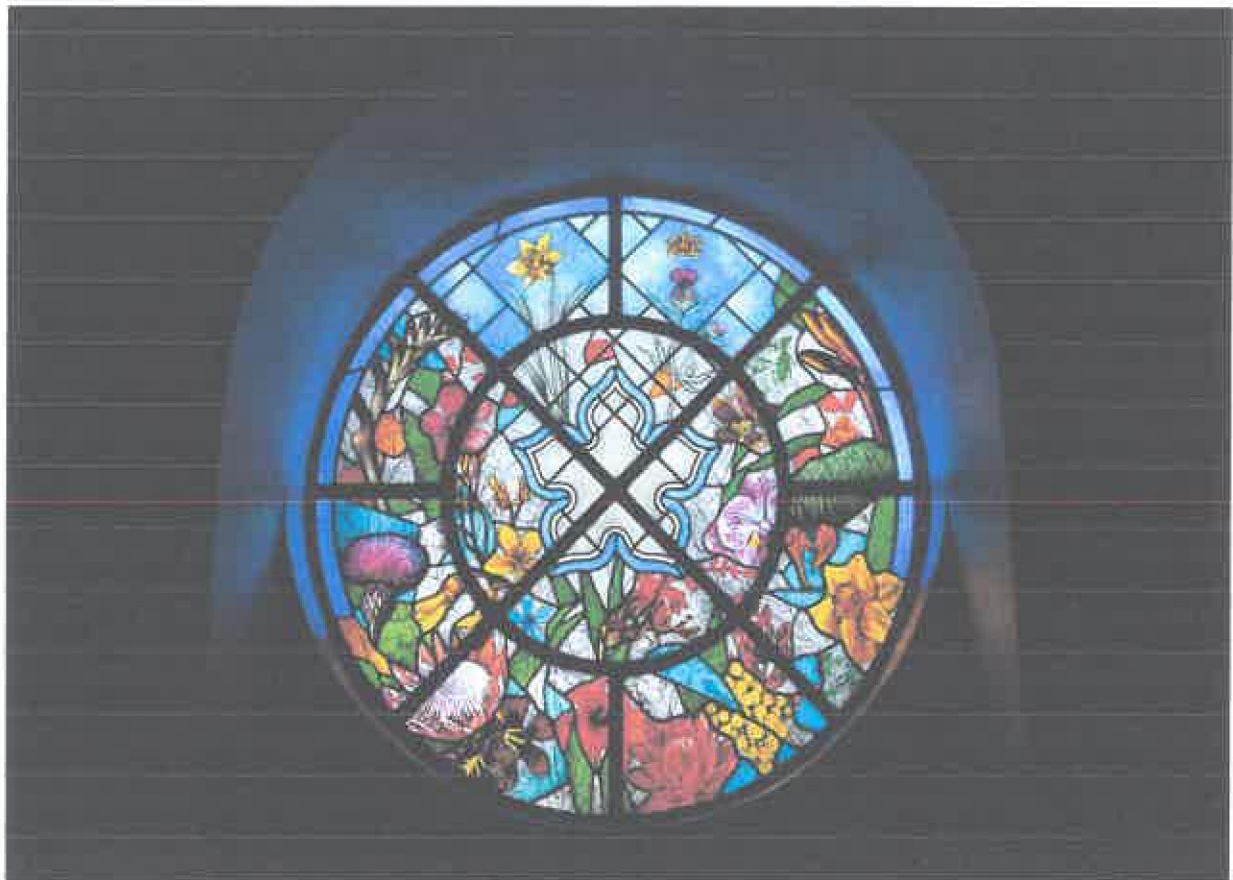
Notes to the 2022 Accounts

1. *Gift Aid returns for 2021.*
2. *Excluding £1,091.71 special collections recorded under Collections.*
3. *£12,542.00 January 2022 rent paid on 31 Dec 21.*
4. *Reduced income due to ending car parking facilities, in anticipation of work to redevelop the church forecourt.*
5. *Annual Projects cover:*

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<i>Ophis book</i>	<i>£ 1,152.00</i>
<i>Vestry</i>	<i>£ 6.48</i>
6. *Bales College share of insurance on halls and cottages.*
7. *HMRC VAT return (see also note 16).*
8. *Includes remuneration costs of £23,574.00.*
9. *Maintenance includes £11,944.29 (grounds) and £22,279.15 (church).*
10. *Includes £46,555.70 one-off costings to cover Parish Pilgrimage to Rome.*
11. *Includes £11,132.27 expenditure on Wellbeing Fund and on discretionary welfare requests.*
12. *Includes £5,000 to the Bishop of London's Discretionary Fund and £5,000 to St Mary's Harmondsworth.*
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15. *Covering report on the condition of the organ.*
16. *Porch roof repair (following damage due to bad weather) and cleaning costs.*

The Parochial Church Council of
The Parish of St John The Evangelist
Kensal Green



St John's Platinum Jubilee Windows
Installed by John Reyntiens, June 2022

ANNUAL REPORT & ACCOUNTS
for the period ending 31st December 2022

Registered Charity 1163185

A Year of Many Highlights

In a year with many highlights an enduring focus will remain the new stained-glass windows, unveiled in June to celebrate the Platinum Jubilee of HM The Queen and are now a fitting memorial to The Queen's reign. The design incorporates the national flowers of Commonwealth countries, appropriate for a church with such a diverse congregation. However, the new has not obscured the past; the new design being placed within (and on) the widows installed in the 1940's following bomb damage.

The new windows add to and enhance the "story" of our church as in some sense does everyone who shares in church life. The varied and numerous activities and events in 2022 drew many. The year was special, not only in its celebrations but in the transition to the new school lease arrangements. After many years negotiations we are now realising what had been long discussed, or in some instances not. With the unveiling of the Jubilee Windows the church looks both the same and different and we are also challenged to accept this reality in church life. Demands, expectations, volunteering, the nature of giving, governance: all these things change yet, amidst this change, there is a constant. The heart of what we are and do remains the same.

Another highlight of 2022 was the parish pilgrimage to Rome with a significant investment in ensuring as many as people as possible could come together for renewal. (After years of renewing a church building, we decided to offer renewal for those who use it!) One visit was to the Basilica of St Paul's without the walls, and we meditated on the faith "that comes from the Apostles". In thanking everyone who made 2022 such an eventful year, all those who support church life and to Yvonne Jarman in particular for her work on this report, let me end with words of St Paul:

whatsoever things are true, whatsoever things are honest, whatsoever things are just, whatsoever things are pure, whatsoever things are lovely, whatsoever things are of good report; if there be any virtue, and if there be any praise, think on these things. Those things, which you have both learned, and received, and heard, and seen in me, do: and the God of peace shall be with you.

**The Reverend David Ackerman
Vicar and Chairman of the PCC**

March 2023

Annual Report & Accounts 2022

Aims and Purpose

St John's Parochial Church Council (PCC) has the responsibility of co-operating with the incumbent in promoting in the ecclesiastical parish the whole mission of the Church; pastoral, evangelistic, social and ecumenical.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of our parish community. Activities are guided by the following principles:

- Looking out – things we will do in mission to reach out to our community and beyond in service of the Gospel.
- Looking in – things we will do to build up the common life and fellowship of the church family.
- Looking up – things we will do with our pattern of prayer and worship to empower and sustain our mission and common life.

In addition, St John's has embraced Capital Vision 2020; a collective vision adopted by synod in March 2013. The agenda has now been set for Capital Vision 2030 and *for every Londoner to encounter the love of God in Christ.*

Achievements and Performance

The PCC's charitable objects are focussed on the advancement of religion which is a charitable activity. Evidence of operation for the benefit of the public is demonstrated in this Annual Report for the purposes of good practice in demonstrating our commitment to public benefit.

Our primary charitable purpose, through our prayer, donations, is the offering of space (for school visits, assemblies, activities) the Playgroup, and preservation of a listed building. Our aims include the:

- prevention or relief of poverty
- advancement of education
- advancement of health
- advancement of citizenship or community development
- advancement of the arts, culture, heritage or science
- advancement of amateur sport

- reconciliation or the promotion of religious or racial harmony or equality and diversity
- advancement of environmental protection or improvement
- relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

Worship and Prayer

St John's has remained open for worship and prayer through the year and weekly attendance has averaged 58 (excluding Easter and Christmas services as well as special services). The church also receives a number of visitors outside the regular cycle of worship for quiet contemplation.

In addition to regular worship, the church provides a focal point for the community to mark the milestones of life. During 2022 there were 16 baptisms and 12 funeral services held in church. An additional 15 funeral services were undertaken at the local crematorium. As at April 2022, there were 75 on the church electoral roll.

Deanery Synod

The Deanery Synod provides an important link between the parish and the wider church community. The main focus for 2022 was on environmental issues. The Deanery Synod received a presentation on Eco-Church which was aimed at encouraging church communities to be aware of their carbon footprint and to work towards being carbon neutral.

In 2022 we welcomed the new Area Dean and we look forward to supporting him in his work for the deanery.

Pastoral Care & Safeguarding

Much of church life returned to normal in 2022 following the lifting of COVID-19 restrictions. However, we remain conscious that this was a particularly challenging time for many and that some lost friends and relatives. Summer was a joyful time as we celebrated Queen Elizabeth's Platinum Jubilee. The Autumn, however, brought sadness as we marked Her Majesty's passing and the end of an era. In 2023 we look forward to celebrating the coronation of King Charles III.

Our Lay Pastoral Minister has remained available to assist with arrangements for baptisms and funerals. In addition, a weekly church newsletter is distributed by email and by post. St John's Welfare Fund, established in 2021, continued to provide assistance for families and individuals in need. As we face uncertain times and increases in the cost of living, it is envisaged that this support will be needed for the foreseeable future.

The Tuesday morning Play and Stay for under-5s remains popular while our Youth Programme Team also arranged activities for the older children. At the end of the year, our Kensal Coffee Club was established and meets in the vestry on Thursday mornings. The Club, part of local initiatives to establish 'warm hubs' during the

Winter months, provides a place for people to meet and to enjoy a warm space and a hot soup lunch. We are grateful to our volunteers who support these activities.

The main event of the year was a parish pilgrimage to Rome, staying at the Palazzola resort just outside the city. It was a time to give thanks for the successful conclusion of negotiations with Bales College on the new lease and to reflect upon the challenges ahead for our community.

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. St John's is committed to nurturing, protecting and safeguarding all our members, particularly children, young people and vulnerable adults. This is recognised as a responsibility of the whole church.

The PCC has adopted the Diocese Safeguarding Policy, which is reviewed annually, and has appointed a Safeguarding Officer and Children's Champion. There were six safeguarding incidents on church premises during 2022 involving either theft or actions by individuals suffering mental illness. The Police were called on three occasions and no further action was taken.

Church Giving

Regular giving in 2022 totalled over £9,000 (of which just over £1,000 was for special collections) compared to just over £8,100 in 2021. However, there was a slight decrease (some £500) in planned giving by way of the envelope scheme. Donations saw a healthy increase from some £2,100 in 2021 to just over £3,800 in 2022 while donations for charity (including special collections) totalled some £2,500.

We are pleased that church income from collections increased in 2022 and the nature of giving reflects the reality of the lives of those who worship here. The PCC also recognises the challenges of stewardship during these austere times, especially when personal giving forms only a small part of our income.

While more income is now being received through standing orders, the number of people choosing to give regularly this way has not increased significantly. Card payments have increased and is mostly used by those attending the Play and Stay as well as for purchases from the craft stall run by our Lay Pastoral Minister.

In 2022 some £6,000 was set aside for a 'wellbeing' fund to enhance the lives of those within our church community following the difficult COVID-19 pandemic years. A further £5,000 was spent on discretionary welfare payments supporting families and individuals through the cost-of-living crisis. Although the years' focus on community needs meant a reduction in contributions to larger charities, some £750 was donated towards humanitarian relief in Ukraine.

Projects and Plans

Compared to 2021, which saw the completion of the new vestry path, lawn and flower beds, it has been a relatively quiet year for the church grounds. In February (on Accession Day) two ornamental pear trees were planted near the church pedestrian entrance by the Lord Lieutenant's representative as part of the Platinum Jubilee celebrations. A new covered bin-space structure has also been installed which means that the bin area is now much tidier.

Refurbishment of the vestry and office were completed during 2022 and both now provide a much-improved working space for the clergy, administrator, volunteers and PCC. Delayed electrical work was also undertaken. The church porch roof has now been repaired following further damage to tiles and brickwork during high winds while the frontage brickwork has also been cleaned revealing what the church would have looked like before being covered by years of grime and pollution.

A major achievement was the installation of the Platinum Jubilee stained-glass windows, celebrating Queen Elizabeth's 70th year of service to the country.

During 2022 work was due to proceed on plans with Bales College for redeveloping the church forecourt and northside of the church in front of the vicarage. This will involve a re-design of the parking area and enlarged green space. However, the College has been pre-occupied with building work on the Old Vicarage which has been subject to delays. Therefore, it is hoped that a Church-College working group will convene during 2023 so that work on the church forecourt can progress.

Financial Review

Total receipts were just over £368,500 in 2022 compared to nearly £321,000 in 2021. However, the year start figure of some £129,000 was inflated by a one-off payment of £94,500 in settlement of a new lease agreement with Bales College (deposited in December 2021).

Restricted funds of some £41,000 were mostly comprised of grants (£13,600) and donations (£9,500). We were particularly grateful to All Souls' College Oxford, JP Marland and the Federated Foundation for their generous contributions towards the Platinum Jubilee Windows, along with all the individual donations from our congregation and supporters. In addition, we were delighted to receive funding from the Paddington Charities, supporting environmental work on garden space at the rear of the church grounds which will enhance local wildlife and biodiversity.

Our main source of income is rent from grounds and buildings leased to Bales College. Some income was derived from 'one-off' uses of church facilities. In the past income from facilities was higher with receipts from the hire of the car park (including space for Carnival stalls and Christmas tree sales). As part of the redevelopment of the Old Vicarage, Bales College has been using the car park area in return for a commitment to fund enlargement of the church entrance and new gates.

Running costs were notably higher in 2022, reflecting increased expenditure on utilities as well as the general rise in inflation. There were also legal fees of over £3,400 associated with the 2021 lease agreement with Bales College. Other significant items of expenditure covered office set-up costs, completion of the vestry refurbishment (both internal work and external work on the windows, guttering, building access and bin areas) as well as the church pilgrimage to Rome. Following high winds in March, there was a draw-down of Reserves to cover emergency fabric work on the church porch (including cleaning and repointing areas of the brickwork and gutter maintenance) costing over £18,000.

Payments totalling £15,000 were made towards the Common Fund and £65,000 has been offered for 2023. Gift Aid returns for 2021 amounted to nearly £3,500 while submissions for 2022 Gift Aid returns will be made next year.

Reserves Policy

It is the PCC's policy to keep at least three months running and operating costs in Reserve. In 2022, £35,000 was set-aside in the Reserves given anticipated increases in expenditure associated with refurbishment work and office set-up costs as well as up-front payments for the parish pilgrimage to Rome. As noted, there was a draw-down of Reserves to cover emergency fabric work.

It is envisaged that the Reserves will be reset in 2023, reflecting uncertainties concerning general increases in the cost of living.

Structure, Governance and Management

The Parochial Church Council (PCC) is a body corporate (PCC Powers Measure 1956, Church Representation Rules) and is a charity registered with the Charity Commission (Charity Number: 1163185). The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC. There is an induction process in place for new PCC members and each receives guidance on their responsibilities as trustees.

PCC members are responsible for making decisions on all matters of concern to the parish, including decisions on how church funds are spent. There were six meetings from April 2022 to February 2023 inclusive, with any additional urgent PCC business being conducted via email.

Administrative Information

St John's Church, situated in Kensal Green, is part of the Diocese of London within the Church of England. The correspondence address is The Vicarage, Kilburn Lane, London W10 4AA. The church website is www.stjohnskensalgreen.org.uk

The following PCC members served during 2022:

Ex Officio Members

Rev David Ackerman
Anne Abel
Nigel Clark
Steve Emeh
Sandra Payne

(Incumbent & Chairman)
(Lay Pastoral Minister)
(Churchwarden & Vice Chairman)
(Churchwarden)
(Deanery Synod Representative)

Elected Members

Yema Barlay
Stefan Bignall
Makeba Foster
Frances Ikemefuna
Sabeena Johnson
Joanna Okello
Natelle Peters
Nigel Snuggs
Rieanna Wilkinson

(Treasurer & Children's Champion)
(Safeguarding Officer)
Youth Work
Youth Work

Yvonne Jarman served as PCC Secretary as part of her role as Parish Administrator.

Approved by the PCC on 29 March 2023 and signed on their behalf by:



The Revd David Ackerman
Chairman



Nigel Clark
Vice-Chairman

Statement of Receipts and Payments
1 January-31 December 2022

Receipts	Unrestricted £	Restricted £	Total £	Payments £	Total £
Cash at Bank 1 Jan	125,801.65	3,441.79	129,243.44	LDf Payments	18,392.00
Cash in Hand 1 Jan	123.12		123.12	Running Costs	93,451.85
Regular Giving	7,919.11	1,091.71	9,010.82	Income Generating Costs	nil
GA Returns	3,492.64	Nil	3,492.64	Church Activities	108,005.25
Other Voluntary Receipts	2,588.21	2,852.47	5,440.68	Other costs	119,831.94
Income Generating Activity	138,477.00	Nil	138,477.00	Fabric	18,400.00
Church Activities	9,352.88	6,201.50	15,554.38		
Other Income	39,520.47	27,657.82	67,178.29		
Sub Totals	327,275.08	41,245.29	368,520.37		358,081.04
				Balance of Receipts over Payments	10,439.33
TOTAL			368,520.37		368,520.37

General Receipts & Payments Accounts

Receipts	2021	2022	Payments	2021	2022
Balance at Bank 1 Jan	£8,452.06	£129,243.44			
Cash in Hand 1 Jan	£128.71	£123.12			
Regular Giving			LDF Payments		
Planned giving	£2,812.73	£2,278.27	Fees	£1,675.00	£3,392.00
Tax refund (Gift Aid)	Nil	£3,492.64 ⁽¹⁾	Commitment	Nil	£15,000.00
Collections	£5,314.73	£6,732.55			
Other Voluntary Receipts			Running Costs		
Donations	£2,133.97	£3,858.21	Office	£37,033.99	£38,609.56 ⁽⁸⁾
Charity	£738.55	£1,427.47 ⁽²⁾	Maintenance (church)	£20,846.64	£34,223.44 ⁽⁹⁾
Flower Fund	£232.50	£155.00	Utilities	£5,378.48	£7,880.42
			Insurance	£6,683.67	£6,943.59
			Sacristy	£5,619.57	£4,021.84
			Maintenance (vicarage)	£1,668.06	£1,773.00
Income Generating Activities			Income Generating Costs		
Rent	£239,324.20	£137,962.00 ⁽³⁾	Facilities	nil	nil
Facilities	£3,758.00	£515.00 ⁽⁴⁾			
Church Activities			Church Activities		
Activities	£2,428.15	£8,899.09	Activities	£8,854.51	£60,443.19 ⁽¹⁰⁾
Funeral & Weddings	£2,194.00	£5,339.89	Music	£8,896.97	£14,152.42
Fundraising	£483.76	£845.40	Charity giving	£3,387.50	£13,910.02 ⁽¹¹⁾
Walsingham	nil	£470.00	Donations	£449.51	£10,625.00 ⁽¹²⁾
			Clergy Expenses	£5,281.09	£6,683.91 ⁽¹³⁾
			Walsingham	£260.00	£1,212.80
			Fundraising	£782.66	£592.48
			Visiting clergy	£269.03	£385.43
Other Income			Other Costs		
Annual Projects	£49,741.08	£25,464.30 ⁽⁵⁾	Annual Projects	£80,139.98	£62,269.13 ⁽¹⁴⁾
Insurance	£1,779.69	£2,529.59 ⁽⁶⁾	Flower fund	£1,504.26	£1,115.82
Music	£215.00	£1,059.99	Organ fund	£720.00	£600.00 ⁽¹⁵⁾
Clergy refund	£15.00	£325.60	Bank charges	£449.73	£521.16
Maintenance & grounds	£724.99	£281.48	Miscellaneous	Nil	£325.83
Office	£382.00	£159.28			
Bank rewards	£69.42	£111.05			
Visiting clergy	nil	£47.00			
Sacristy	nil	nil			
Fabric	£12.00	£2,200.00 ⁽⁷⁾	Fabric	£1,673.33	£18,400.00 ⁽¹⁶⁾
Transfers	nil	£35,000.00	Transfers	Nil	£55,000.00
TOTALS	£320,940.54	£368,520.37		£191,573.98	£358,081.04
<i>Less Payments</i>	<i>£191,573.98</i>	<i>£358,081.04</i>			
Balance of Receipts over Payments	£129,366.56	£10,439.33			

St John's Memorial Fund (Deposit) Account	2021 £	2022 £
Receipts		
Balance at 1 Jan	25.29	25.29
Interest	nil	26.55
Transfer from current account	nil	55,000.00
Total	25.29	55,051.84
Payments		
Transfer to current account	nil	35,000.00
Balance at 31 Dec	25.29	20,051.84

Statement of Assets as at 31 Dec	2021 £	2022 £
Cash at Bank (current account)	129,243.44	10,319.61
Cash in Hand	123.12	119.72
Memorial Fund (savings account)	25.29	20,051.84
Total cash assets	129,391.85	30,439.33
Other Assets		
Hall & Cottages (insurance value at year end)	576,400.00	710,109.00

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Independent Examiner's Report to the PCC of St John's Kensal Green

I report on the accounts for the year ended 31st December 2022 which are set out in this document.

Respective responsibilities of the Trustees and Independent Examiner

The charity'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;
- follow the procedures laid down in the General Directions given by the Charity Commissioners section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's Statement

In connection with my examination, no matters have come to my attention

1. which give me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with s.130 of the 2011 Act; or
 - to prepare accounts which accord with these accounting records have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

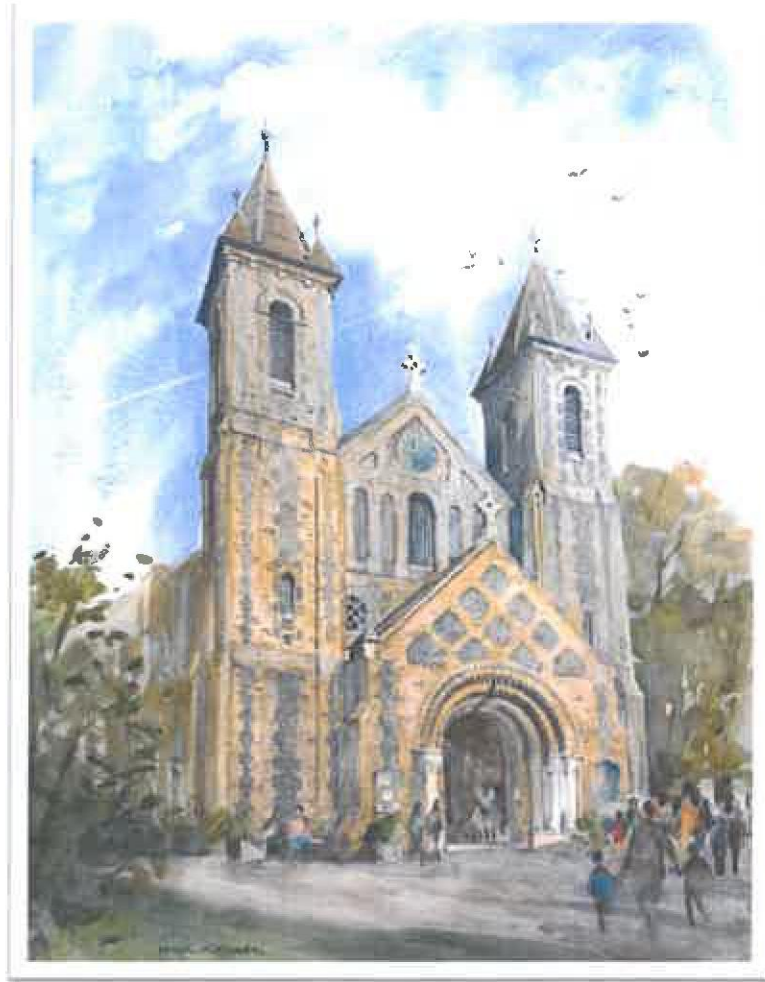


R Moore BSc, Westminster, London

22 March 2023

Accounts

**The Parochial Church Council of
The Parish of St John The Evangelist
Kensal Green**



*"Come unto me"
St John's Kensal Green by Nigel Fletcher*

ANNUAL REPORT & ACCOUNTS
for the period ending 31st December 2021

Registered Charity 1163185

Being Between Two Lives

There is a timeless quality to many churches and it is sometimes difficult to give dates or periods to an aspect of their architecture or design. It might not be obvious to a visitor to our church when changes happened: the location of the font, the shrine of Our Lady of Walsingham, the porch lavatory and kitchen are all recent. The church bells, for example, are only just over two years' young. It can be difficult to remember when things happened.

In compiling this report, it has been helpful to use photographs to frame the year, especially looking at our 2022 calendar. No year is its own season: 2021 may have seen the unveiling of the new Icon and pedestrian gates but their planning began earlier. At the end of 2021 some aspects remain incomplete: the combination of the Coronavirus pandemic and Brexit made both materials and labour scarce. During the year the PCC similarly looked to the future and discussed a permanent celebration of HM The Queen's Platinum Jubilee as well as making the grounds safer and more attractive. The recently restored church clock, having stopped on Remembrance Sunday 2020, now tells the time "steadily, sensibly; never too quickly, never too slowly".

2021 was not only a year still overshadowed by the pandemic but also with the complexities of negotiating a new school lease and property discussions, dating back many years. Hours of work were undertaken and considerable fees incurred whilst at the same time church life continued. By the end of 2021 a new 100-year lease was signed, and a duty to develop the site on the part of Bales College was agreed. In time, this will see a new hall for church use and transformed church grounds. The College and Moore family have demonstrated their commitment to the project and we can now move forward on a basis of trust.

If years are not their own season, neither are services and events in church. Everything we do adds to the whole – the connectedness and belonging which shapes our mission. One thing unites every detail in this report: the fact that in 2021 we were open. Closing a church can be understandable, and indeed necessary on occasions. Risks must be balanced. An open church too must be managed. St John's is rightly noted for its sense of welcome and its genuine diversity. This reality stands on the foundation of its doors being open. Openness includes generosity and in 2021 this extended to the growing numbers at the Tuesday play group, two book launches, the return of the Ark Franklin Christmas Nativities and performances, choral practices and to welcoming the All Sing Harrow Road Choir for its rehearsals.

If (against the backdrop of the pandemic) 2021 appears in these pages to be a very normal year, it is due to a great deal of hard work. Being between two lives, the title of this Report, expresses well how many found 2021. The line comes from Little Gidding, a poem by T S Elliot. Restrictions meant that life was not as it used to be or what many hoped it might become. It was an in between time. We were fortunate in moving on from the 'lockdowns' by using the church grounds. At Easter an open-air Family Service and Easter Egg Hunt was one example of giving people choice, coupled with

many children's services during the Summer. Use of the church and the hall for activities, linked with the grounds, meant good ventilation and use of space. Some of these innovations may well endure.

In 2019 the PCC adopted a new Mission Action Plan (MAP) to set down a pathway for the next five years. Thankfully the school lease has been signed and so a major part of that plan is in place. The MAP theme has become more important since the start of the pandemic: life in its fullness. We have seen what life can be like when it is restricted by both law and fear. We have seen the damage to the young, and to so much else. I have come, said Our Lord, to bring a different life: life in its fullness. The images in our 2022 calendar (and many more could have been included) reflect that.

To whom we may ask does this apply to? Our mission as a church is to our parish, which geographically applies to both Westminster and Brent – which is why in 2021 The Lord Mayor (Alderman Prendergast Lord Mayor Locum Tenens) and the Mayor of Brent visited us. We also welcomed Kevin Traverse-Healy who planted an Elm Tree to celebrate the 100th anniversary of the foundation of the Royal British Legion. That anniversary points us to the war memorial which commemorates the men *of the parish* who died in the First World War. As a Parish Church, St John's serves a diverse area and people. Given its location (the church facing two boroughs and standing at the edge of another) we might say that we connect with all those who wonder what is going on here when the bells are ringing. Beyond the parish there are many who look to us as their parish church.

The various celebrations and commemorations in 2021 were thanksgivings of openness. Behind the scenes and ceremonies work fell to fewer people. At the same time, we have always been conscious of those we have not seen but who remained a part of our life. It has been images, such as those included in our calendar and weekly newsletters, that have helped keep people in touch. Gratitude must be expressed to Westminster City Council which funded our new path and greening scheme, overseen by Richard Ward with the support of Tracy Brent. The GLA funded an exploration of solar energy, a project which continues. The grant from the Worshipful Company of Ironmongers for the new gates was received and Fr Gary Bradley enabled us to install them by organising a loan which we were able to pay back at the end of 2021. If the accounts show a remarkable income for 2021, we did not feel that funds were plentiful for much of the year. The Archdeacon of London Fr Luke Miller who opened the new play group garden in 2021 (generously supported by Allchurches' Trust and the Edward Harvist Trust) and led the commemorations of the British Legion's centenary, arranged a grant from the diocese of £20,000 for legal fees associated with the school lease. We are grateful to him.

Generosity is not just financial. In 2021 we welcomed Prebendary Neil Evans who dedicated the new flower urns in thanksgiving for the life of the Duke of Edinburgh. The Area Dean Fr Paul Thomas was a frequent visitor and friend. We thank him for all he did during his six years as Area Dean. While much of the work on the new lease was undertaken by Jimmy Bell, James Gilmartin (our surveyor) ensured that the PCC (as Trustees) made informed decisions at all times. Georgina Graham, Head of

Operations in the Two Cities Area, and the Bishop of Fulham were supportive and helpful in numerous ways.

2021 saw the first annual dinner hosted by Trustees for our supporters: to those present and to those invited, thanks were expressed. In relation to the Annual Report and Accounts I should like to thank Don Young who has examined our finances for many years. Don and Doreen also donated one of the new benches for the church grounds. Particular thanks go to Yvonne Jarman who serves the parish with dedication and holds together the many administrative and financial expectations and demands. In 2021 her beloved husband Robert “passed to glory” and his service brings to mind the reality of all we do, expressed in another line of Little Gidding: “to make and end is to make a beginning.” At the heart of what we are about is Divine Worship, from which life in its fulness both flows and in turn returns. Baptisms, Weddings, Funerals, alongside Sunday Masses and all the services during the year, are about new beginnings. The parish ended 2021 with the sense of a new beginning, and for all those who worked so hard to achieve this, thank you.

The Reverend David Ackerman
Vicar and Chairman of the PCC

March 2022

Annual Report & Accounts 2021

Aims and Purpose

St John's Parochial Church Council (PCC) has the responsibility of co-operating with the incumbent in promoting in the ecclesiastical parish the whole mission of the Church; pastoral, evangelistic, social and ecumenical.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of our parish community. Activities are guided by the following principles:

- Looking out – things we will do in mission to reach out to our community and beyond in service of the Gospel.
- Looking in – things we will do to build up the common life and fellowship of the church family.
- Looking up – things we will do with our pattern of prayer and worship to empower and sustain our mission and common life.

In addition, St John's has embraced Capital Vision 2020; a collective vision adopted by synod in March 2013. This vision, which has guided churches in London up until the year 2020, focuses on being confident, compassionate and creative. Following a difficult year, marred by the COVID-19 pandemic, the agenda has now been set for Capital Vision 2030 and *for every Londoner to encounter the love of God in Christ.*

Achievements and Performance

The PCC's charitable objects are focussed on the advancement of religion which is a charitable activity. Evidence of operation for the benefit of the public is demonstrated in this Annual Report for the purposes of good practice in demonstrating our commitment to public benefit.

Our primary charitable purpose, through our prayer, donations, is the offering of space (for school visits, assemblies, activities) the Playgroup, and preservation of a listed building. Our aims include the:

- prevention or relief of poverty
- advancement of education
- advancement of health
- advancement of citizenship or community development
- advancement of the arts, culture, heritage or science
- advancement of amateur sport

- reconciliation or the promotion of religious or racial harmony or equality and diversity
- advancement of environmental protection or improvement
- relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

Worship and Prayer

St John's has remained open for worship and prayer through the year and weekly attendance has averaged 65 (excluding Easter and Christmas services as well as special services). The church also receives a number of visitors outside the regular cycle of worship for quiet contemplation.

In addition to regular worship, the church provides a focal point for the community to mark the milestones of life. During 2021 there were nine baptisms and six funeral services held in church. Additional funeral services were undertaken at the local crematorium. As at April 2021, there were 70 on the church electoral roll.

Deanery Synod

The Deanery Synod provides an important link between the parish and the wider church community. The main focus for 2021 was recovery from the COVID-19 pandemic; considering the impact on church finances and uncertainties around future income. The concept of 'clustering' was also considered with parishes working more closely together within their deaneries.

The Area Dean stood down at the end of 2021 and we are grateful for all his support over the past six years. There was a collection within the deanery for a gift of thanks for his service.

Pastoral Care & Safeguarding

2021 has been a difficult year with families still struggling with the impact of COVID-19. While the church welcomed many new members, a number of our more vulnerable worshippers have stayed away. Some church members also lost loved ones during the year and others were affected by the London floods in the Summer.

Our Lay Pastoral Minister has remained available to assist with arrangements for baptisms and funerals and has also endeavoured to support church members who feel unable to attend regular worship. In addition, a weekly church newsletter is distributed by email and by post. St John's Welfare Fund, established last year, has continued to provide assistance to families and individuals in need.

The Tuesday morning Playgroup re-opened and continues to grow in popularity, so much so that consideration will be given to holding an additional session next year. Our Youth Programme Team also arranged activities for the older children, including a Summer trip to Thorpe Park.

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. St John's is committed to nurturing, protecting and safeguarding all our members, particularly children, young people and vulnerable adults. This is recognised as a responsibility of the whole church.

The PCC has adopted the Diocese Safeguarding Policy, which is reviewed annually, and has appointed a Safeguarding Officer and Children's Champion. There was one safeguarding incident which took place in the church grounds. The matter was dealt with by the Police and no further action was required.

Church Giving

There was a significant recovery in revenue from general collections (from £2,279 in 2020 to £5,315 in 2021) which reflected the easing of lockdown measures during the year. Planned giving, however, continued to fall (from £4,067 in 2020 to £2,813 in 2021) although donations of £2,134 saw an increase of almost 40% compared to 2020.

A card payment terminal was installed in the church towards the end of the year which has had some impact on donations and fundraising (particularly through the sale of goods on the craft stall). In future, there will be a renewed focus on stewardship and planned giving by standing order will continue to be encouraged. However, this is likely to be challenging, given the anticipated rise in the cost of living next year. In 2021 receipts for charity fell from £2,366 in 2020 to £739.

St John's gave donations to nearly 30 charities during 2021, as well as distributing funds from the Paddington Charities. The church has also established a welfare fund, providing just over £1,000 to those in need of payments for food, household goods and travel.

Projects and Plans

The Playgroup's Honey Pot Garden was finally completed at the beginning of the year providing an outdoor play area in the Summer. The new pedestrian entrance was also finished and ornamental gates installed, supported by a generous grant from the Worshipful Company of Ironmongers. The PCC is grateful for significant funding from Westminster City Council supporting the re-landscaping ('greening') of the northside of the church which includes a new vestry pathway and lighting.

Work has begun on a reconfiguration and refurbishment of the vestry rooms and, by the end of 2021, a new corridor and dedicated flower room were finished. An icon designed by the artist Amanda de Pulford was also completed and the design of the Jubilee windows was agreed for installation in 2022, in celebration of HM Her Majesty's 70th year of service to the country. In addition, the PCC was pleased to receive a grant from the London Diocesan Board for Schools enabling the publication of Fr David Ackerman's second children's book *Ophis Strikes Back*.

Priorities for next year include much needed electrical work within the church, along with completion of the vestry refurbishment to include extra storage space and shelving. Now that agreement has been reached on the new lease with Bales College,

consideration will be given to re-developing the church forecourt in lines with proposals to reduce the parking area and expand green spaces. For the longer-term, the PCC aims to install solar tiles on the church roof as part of its environmental plans. The project is at an early 'research' stage which is being supported by a grant from the Greater London Authority.

Financial Review

Total receipts were nearly £321,000 in 2021 compared to just under £151,000 in 2020. The 2021 figure was inflated by a one-off payment of £94,500 in settlement of a new lease agreement with Bales College.

Restricted funds (£57,258) almost doubled compared with 2020 due to generous grants from Westminster City Council, the Worshipful Company of Ironmongers and the Greater London Authority who supported work on the church grounds and environmental projects. Income from the use of facilities remained stable at £3,758 (compared to £3,768 in 2020) with no new parking permits being issued in anticipation of the grounds being redeveloped following agreement on the new lease.

Running costs increased by over £10,000 in 2021 but this included a payment of £10,020 on professional fees associated with new lease negotiations. The cost of music provision also rose by some £3,000 following the retirement of St John's former organist who gave his time to the church generously. Thus, the increase reflects a rise in the cost of music provision as well as an increase in musical activities including visiting choirs. The majority of outgoings (just over £80,000) covered expenditure on annual projects, of which nearly £60,000 was spent on a new pedestrian entrance, entrance gates and the grounds 'greening' project.

The PCC has had to maintain a flexible approach to budget planning during 2021 given the uncertainties concerning lease negotiations. The year ended on a positive note with the finalisation of a new lease agreement with Bales College. St John's can now look forward to a more stable income from rent in future. At year end there was an excess of receipts over payments of just over £129,367. However, there are further professional fees to be paid and an amount will need to be set aside for Reserves and organ restoration.

There were no Gift Aid tax returns in 2021 and claims for the year (including the Gift Aid Small Donations claim) will be made in 2022. No Common Fund payments were made during the year following a payment of £18,000 in 2020. Over £11,800 remains outstanding on Common Fund payments for 2019. St John's offer towards the Common Fund will be the subject of discussion next year.

Reserves Policy

It is the PCC's policy to keep at least three months running and operating costs in Reserve. During 2021 it was agreed to maintain the Reserve at £12,000. Due to continued delays in reaching agreement on the new lease with Bales College, it was

necessary to draw on the Reserve in order to accommodate fluctuations in cash flow. With the completion of lease negotiations at the end of the year, it is intended to replenish Reserves and review the Reserves Policy in 2022.

Structure, Governance and Management

The Parochial Church Council (PCC) is a body corporate (PCC Powers Measure 1956, Church Representation Rules) and is a charity registered with the Charity Commission (Charity Number: 1163185). The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC. There is an induction process in place for new PCC members and each receives guidance on their responsibilities as trustees.

PCC members are responsible for making decisions on all matters of concern to the parish, including decisions on how church funds are spent. There were three meetings from March 2021 to February 2022 inclusive, with any additional urgent PCC business being conducted via email.

Administrative Information

St John's Church, situated in Kensal Green, is part of the Diocese of London within the Church of England. The correspondence address is The Vicarage, Kilburn Lane, London W10 4AA. The church website is www.stjohnskensalgreen.org.uk

The following PCC members served during 2021:

Ex Officio Members

Rev David Ackerman	(Incumbent & Chairman)
Anne Abel	(Lay Pastoral Minister)
Nigel Clark	(Churchwarden & Vice Chairman)
Steve Emeh	(Churchwarden)
Sandra Payne	(Deanery Synod Representative)

Elected Members

Stefan Bignall	
Makeba Foster	
Frances Ikemefuna	
Natelle Peters	
Carol Smith	(Treasurer)
Nigel Snuggs	
Rieanna Wilkinson	

Erma Tavenier continued to undertake the role of Safeguarding Officer. Yvonne Jarman served as PCC Secretary as part of her role as Parish Administrator.

Approved by the PCC on 23 March 2022 and signed on their behalf by:

A handwritten signature in black ink, appearing to read 'David Ackerman', with a long horizontal flourish extending to the right.

The Revd David Ackerman
Chairman

A handwritten signature in black ink, appearing to read 'Nigel Clark', written in a cursive style.

Nigel Clark
Vice-Chairman

Statement of Receipts and Payments

1 January-31 December 2021

Receipts	Unrestricted £	Restricted £	Total £	Payments £	Total £
Cash at Bank 1 Jan	4,600.27	3,851.79	8,452.06	LDF Payments	1,675.00
Cash in Hand 1 Jan	128.71		128.71	Running Costs	77,230.41
Regular Giving	7,847.33	280.13	8,127.46	Income Generating Costs	nil
GA Returns	Nil	Nil	Nil	Church Activities	28,181.27
Other Voluntary Receipts	1,477.97	1,627.05	3,105.02	Other costs	82,813.97
Income Generating Activity	243,082.20		243,082.20	Fabric	1,673.33
Church Activities	4,240.91	865.00	5,105.91		
Other Income	2,305.10	50,634.08	52,939.18		
Sub Totals	263,682.49	57,258.05	320,940.54		191,573.98
				Balance of Receipts over Payments	129,366.56
TOTAL			320,940.54		320,940.54

General Receipts & Payments Accounts					
Receipts	2020	2021	Payments	2020	2021
Balance at Bank 1 Jan	£20,931.50	£8,452.06			
Cash in Hand 1 Jan	£132.24	£128.71			
Regular Giving			LDF Payments		
Planned giving	£4,067.26	£2,812.73	Fees	771.00	£1,675.00
Tax refund (Gift Aid)	£3,878.25	Nil ⁽¹⁾	Commitment	18,000.00	Nil ⁽⁹⁾
Collections	£2,278.80	£5,314.73 ⁽²⁾			
Other Voluntary Receipts			Running Costs		
Charity	£2,365.98	£738.55 ⁽³⁾	Office	£30,259.91	£37,033.99 ⁽¹⁰⁾
Donations	£1,338.18	£2,133.97	Maintenance (church)	£18,548.48	£20,846.64 ⁽¹¹⁾
Flower Fund	£465.00	£232.50	Insurance	£6,989.46	£6,683.67
			Sacristy	£5,263.79	£5,619.57 ⁽¹²⁾
			Utilities	£4,550.08	£5,378.48
			Maintenance (vicarage)	£1,330.67	£1,668.06
Income Generating Activities			Income Generating Costs		
Rent	£77,934.00	£239,324.20 ⁽⁴⁾	Facilities	nil	nil
Facilities	£3,766.50	£3,758.00			
Church Activities			Church Activities		
Funeral & Weddings	£1,283.00	£2,194.00	Music	£5,815.00	£8,896.97
Activities	£859.92	£2,428.15	Activities	£5,896.36	£8,854.51
Walsingham	£324.00	nil	Clergy Expenses	£3,366.66	£5,281.09 ⁽¹³⁾
Fundraising	£269.99	£483.76	Charity giving	£4,488.47	£3,387.50
			Fundraising	£155.63	£782.66
			Visiting clergy	£148.10	£269.03
			Donations	£231.40	£449.51
			Walsingham	£180.00	£260.00
Other Income			Other Costs		
Annual Projects	£16,518.35	£49,741.08	Annual Projects	£32,660.19	£80,139.98 ⁽¹⁴⁾
Insurance	nil	£1,779.69 ⁽⁵⁾	C-19 Welfare Fund	£1,562.85	nil
Maintenance & grounds	£1,890.00	£724.99 ⁽⁶⁾	Bank charges	£336.32	£449.73
Office	£4,600.10	£382.00 ⁽⁷⁾	Flower fund	£314.00	£1,504.26
Music	nil	£215.00 ⁽⁸⁾	Organ fund	£300.00	£720.00
Bank rewards	£56.51	69.42			
Clergy refund	£59.00	£15.00			
C-19 Welfare Fund	£1,670.56	nil			
Sacristy	£60.00	nil			
Fabric	nil	£12.00	Fabric	£1,000.00	£1,673.33
Transfers	£6,000.00	nil			
TOTALS	£150,749.14	£320,940.54		£142,168.37	£191,573.98
<i>Less Payments</i>	<i>£142,168.37</i>	<i>£191,573.98</i>			
Balance of Receipts over Payments	£8,580.77	£129,366.56			

St John's Memorial Fund (Deposit) Account	2020 £	2021 £
Receipts		
Balance at 1 Jan	6,023.30	25.29
Interest	1.99	nil
Total	6,025.29	25.29
Payments		
Transfer to current account	6,000.00	nil
Balance at 31 Dec	25.29	25.29

Statement of Assets as at 31 Dec	2020 £	2021 £
Cash at Bank (current account)	8,452.06	129,243.44
Cash in Hand	128.71	123.12
Memorial Fund (savings account)	25.29	25.29
Total cash assets	8,606.06	129,391.85
Other Assets		
Hall & Cottages (insurance value at year end)	649,090.00	576,400.00

Notes to 2021 Accounts

Receipts

1. Gift Aid claims for 2021 were submitted in January 2022
2. Collections include special collections of £280.13 for charity, altar refurbishment project and HRH Prince Philip urns.
3. Charity receipts do not include £46.77 recorded under Collections (see note 2 above).
4. Includes £12,542.00 January 2022 rent paid on 31 Dec 21 and payment of £94,471.99 lease agreement settlement with Bales College (which included outstanding rent of £12,583.34 for Nov & Dec 21).

5. Payment covering up to Q4 2020/21 only. £2,358.09 due for 2021/22 was waived as 'goodwill' given problems experienced by Bales College during COVID lockdowns.
6. Maintenance receipts comprise:-
- | | |
|---|----------------|
| Grounds (contribution to bench & memorial roses): | £570.00 |
| Church (contribution to cleaning & refunds on purchases): | £ 31.99 |
| VAT refund on saniflow unit for WC: | <u>£123.00</u> |
| TOTAL: | £724.99 |
7. Office receipts comprise:
- | | |
|---|----------------|
| Collection for Area Dean (organised by Trustees): | £200.00 |
| Uncashed cheque from 2020: | <u>£182.00</u> |
| TOTAL: | £382.00 |
8. Cancelled payment cheques to musicians totalling £215.00

Payments

9. £11,832.00 Common Fund outstanding against 2019 pledge of £59,000.00. There was no Common Fund Commitment for 2021 during protracted lease negotiations with Bales College and the Diocese.
10. Includes £10,020 professional fees (associated with lease negotiations), £18,196.00 (administration) remuneration, and £300 (Lay Pastoral Minister) expenses payments.
11. Church maintenance comprises:
- | | |
|-----------------|-------------------|
| Church: | £9,688.57 |
| Church Grounds: | <u>£11,158.07</u> |
| TOTAL: | £20,846.64 |
12. Includes purchase of fabrics and materials for the refurbishment of the Lady Altar.
13. Monthly clergy allowance covers parish communications (parish 'phone use, WiFi and rental), car usage, non-budgeted parish hospitality and wear & tear on vicarage areas used for parish purposes. Additional reimbursements against receipts cover transport, theological materials, use of mobile 'phone, small consumable items and official hospitality.
14. Majority of expenditure on the new church pedestrian entrance and gate (£21,365.98) and the grounds 'greening' project (£36,710.89) against grants.

Summary of 2021 Restricted and Designated Funds

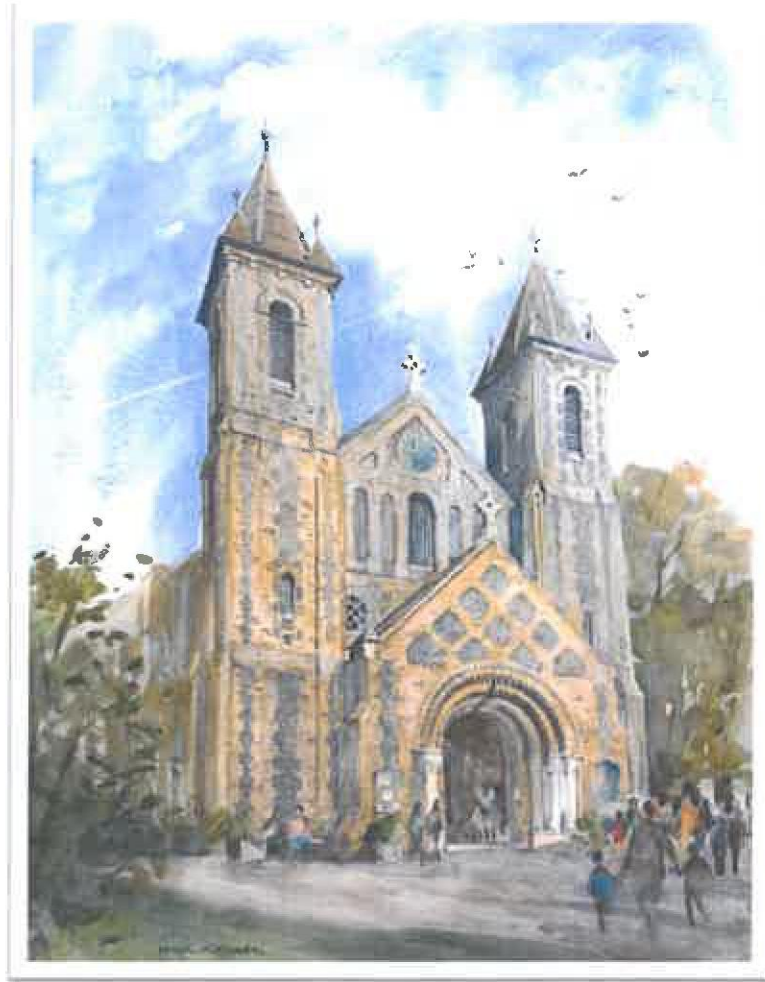
Restricted

Donations, grants VAT refunds:	£52,261.13
Special collections:	£ 280.13
Payments for activities and fees:	£ 865.00
Funds c/f:	<u>£ 3,851.79</u>
TOTAL:	£57,258.05

Designated

Charities c/f (from £5,000 allocation):	£ 3,862.69
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**The Parochial Church Council of
The Parish of St John The Evangelist
Kensal Green**



*"Come unto me"
St John's Kensal Green by Nigel Fletcher*

ANNUAL REPORT & ACCOUNTS
for the period ending 31st December 2021

Registered Charity 1163185

Being Between Two Lives

There is a timeless quality to many churches and it is sometimes difficult to give dates or periods to an aspect of their architecture or design. It might not be obvious to a visitor to our church when changes happened: the location of the font, the shrine of Our Lady of Walsingham, the porch lavatory and kitchen are all recent. The church bells, for example, are only just over two years' young. It can be difficult to remember when things happened.

In compiling this report, it has been helpful to use photographs to frame the year, especially looking at our 2022 calendar. No year is its own season: 2021 may have seen the unveiling of the new Icon and pedestrian gates but their planning began earlier. At the end of 2021 some aspects remain incomplete: the combination of the Coronavirus pandemic and Brexit made both materials and labour scarce. During the year the PCC similarly looked to the future and discussed a permanent celebration of HM The Queen's Platinum Jubilee as well as making the grounds safer and more attractive. The recently restored church clock, having stopped on Remembrance Sunday 2020, now tells the time "steadily, sensibly; never too quickly, never too slowly".

2021 was not only a year still overshadowed by the pandemic but also with the complexities of negotiating a new school lease and property discussions, dating back many years. Hours of work were undertaken and considerable fees incurred whilst at the same time church life continued. By the end of 2021 a new 100-year lease was signed, and a duty to develop the site on the part of Bales College was agreed. In time, this will see a new hall for church use and transformed church grounds. The College and Moore family have demonstrated their commitment to the project and we can now move forward on a basis of trust.

If years are not their own season, neither are services and events in church. Everything we do adds to the whole – the connectedness and belonging which shapes our mission. One thing unites every detail in this report: the fact that in 2021 we were open. Closing a church can be understandable, and indeed necessary on occasions. Risks must be balanced. An open church too must be managed. St John's is rightly noted for its sense of welcome and its genuine diversity. This reality stands on the foundation of its doors being open. Openness includes generosity and in 2021 this extended to the growing numbers at the Tuesday play group, two book launches, the return of the Ark Franklin Christmas Nativities and performances, choral practices and to welcoming the All Sing Harrow Road Choir for its rehearsals.

If (against the backdrop of the pandemic) 2021 appears in these pages to be a very normal year, it is due to a great deal of hard work. Being between two lives, the title of this Report, expresses well how many found 2021. The line comes from Little Gidding, a poem by T S Elliot. Restrictions meant that life was not as it used to be or what many hoped it might become. It was an in between time. We were fortunate in moving on from the 'lockdowns' by using the church grounds. At Easter an open-air Family Service and Easter Egg Hunt was one example of giving people choice, coupled with

many children's services during the Summer. Use of the church and the hall for activities, linked with the grounds, meant good ventilation and use of space. Some of these innovations may well endure.

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To whom we may ask does this apply to? Our mission as a church is to our parish, which geographically applies to both Westminster and Brent – which is why in 2021 The Lord Mayor (Alderman Prendergast Lord Mayor Locum Tenens) and the Mayor of Brent visited us. We also welcomed Kevin Traverse-Healy who planted an Elm Tree to celebrate the 100th anniversary of the foundation of the Royal British Legion. That anniversary points us to the war memorial which commemorates the men *of the parish* who died in the First World War. As a Parish Church, St John's serves a diverse area and people. Given its location (the church facing two boroughs and standing at the edge of another) we might say that we connect with all those who wonder what is going on here when the bells are ringing. Beyond the parish there are many who look to us as their parish church.

The various celebrations and commemorations in 2021 were thanksgivings of openness. Behind the scenes and ceremonies work fell to fewer people. At the same time, we have always been conscious of those we have not seen but who remained a part of our life. It has been images, such as those included in our calendar and weekly newsletters, that have helped keep people in touch. Gratitude must be expressed to Westminster City Council which funded our new path and greening scheme, overseen by Richard Ward with the support of Tracy Brent. The GLA funded an exploration of solar energy, a project which continues. The grant from the Worshipful Company of Ironmongers for the new gates was received and Fr Gary Bradley enabled us to install them by organising a loan which we were able to pay back at the end of 2021. If the accounts show a remarkable income for 2021, we did not feel that funds were plentiful for much of the year. The Archdeacon of London Fr Luke Miller who opened the new play group garden in 2021 (generously supported by Allchurches' Trust and the Edward Harvist Trust) and led the commemorations of the British Legion's centenary, arranged a grant from the diocese of £20,000 for legal fees associated with the school lease. We are grateful to him.

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Operations in the Two Cities Area, and the Bishop of Fulham were supportive and helpful in numerous ways.

2021 saw the first annual dinner hosted by Trustees for our supporters: to those present and to those invited, thanks were expressed. In relation to the Annual Report and Accounts I should like to thank Don Young who has examined our finances for many years. Don and Doreen also donated one of the new benches for the church grounds. Particular thanks go to Yvonne Jarman who serves the parish with dedication and holds together the many administrative and financial expectations and demands. In 2021 her beloved husband Robert “passed to glory” and his service brings to mind the reality of all we do, expressed in another line of Little Gidding: “to make and end is to make a beginning.” At the heart of what we are about is Divine Worship, from which life in its fulness both flows and in turn returns. Baptisms, Weddings, Funerals, alongside Sunday Masses and all the services during the year, are about new beginnings. The parish ended 2021 with the sense of a new beginning, and for all those who worked so hard to achieve this, thank you.

The Reverend David Ackerman
Vicar and Chairman of the PCC

March 2022

Annual Report & Accounts 2021

Aims and Purpose

St John's Parochial Church Council (PCC) has the responsibility of co-operating with the incumbent in promoting in the ecclesiastical parish the whole mission of the Church; pastoral, evangelistic, social and ecumenical.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of our parish community. Activities are guided by the following principles:

- Looking out – things we will do in mission to reach out to our community and beyond in service of the Gospel.
- Looking in – things we will do to build up the common life and fellowship of the church family.
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In addition, St John's has embraced Capital Vision 2020; a collective vision adopted by synod in March 2013. This vision, which has guided churches in London up until the year 2020, focuses on being confident, compassionate and creative. Following a difficult year, marred by the COVID-19 pandemic, the agenda has now been set for Capital Vision 2030 and *for every Londoner to encounter the love of God in Christ.*

Achievements and Performance

The PCC's charitable objects are focussed on the advancement of religion which is a charitable activity. Evidence of operation for the benefit of the public is demonstrated in this Annual Report for the purposes of good practice in demonstrating our commitment to public benefit.

Our primary charitable purpose, through our prayer, donations, is the offering of space (for school visits, assemblies, activities) the Playgroup, and preservation of a listed building. Our aims include the:

- prevention or relief of poverty
- advancement of education
- advancement of health
- advancement of citizenship or community development
- advancement of the arts, culture, heritage or science
- advancement of amateur sport

- reconciliation or the promotion of religious or racial harmony or equality and diversity
- advancement of environmental protection or improvement
- relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

Worship and Prayer

St John's has remained open for worship and prayer through the year and weekly attendance has averaged 65 (excluding Easter and Christmas services as well as special services). The church also receives a number of visitors outside the regular cycle of worship for quiet contemplation.

In addition to regular worship, the church provides a focal point for the community to mark the milestones of life. During 2021 there were nine baptisms and six funeral services held in church. Additional funeral services were undertaken at the local crematorium. As at April 2021, there were 70 on the church electoral roll.

Deanery Synod

The Deanery Synod provides an important link between the parish and the wider church community. The main focus for 2021 was recovery from the COVID-19 pandemic; considering the impact on church finances and uncertainties around future income. The concept of 'clustering' was also considered with parishes working more closely together within their deaneries.

The Area Dean stood down at the end of 2021 and we are grateful for all his support over the past six years. There was a collection within the deanery for a gift of thanks for his service.

Pastoral Care & Safeguarding

2021 has been a difficult year with families still struggling with the impact of COVID-19. While the church welcomed many new members, a number of our more vulnerable worshippers have stayed away. Some church members also lost loved ones during the year and others were affected by the London floods in the Summer.

Our Lay Pastoral Minister has remained available to assist with arrangements for baptisms and funerals and has also endeavoured to support church members who feel unable to attend regular worship. In addition, a weekly church newsletter is distributed by email and by post. St John's Welfare Fund, established last year, has continued to provide assistance to families and individuals in need.

The Tuesday morning Playgroup re-opened and continues to grow in popularity, so much so that consideration will be given to holding an additional session next year. Our Youth Programme Team also arranged activities for the older children, including a Summer trip to Thorpe Park.

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. St John's is committed to nurturing, protecting and safeguarding all our members, particularly children, young people and vulnerable adults. This is recognised as a responsibility of the whole church.

The PCC has adopted the Diocese Safeguarding Policy, which is reviewed annually, and has appointed a Safeguarding Officer and Children's Champion. There was one safeguarding incident which took place in the church grounds. The matter was dealt with by the Police and no further action was required.

Church Giving

There was a significant recovery in revenue from general collections (from £2,279 in 2020 to £5,315 in 2021) which reflected the easing of lockdown measures during the year. Planned giving, however, continued to fall (from £4,067 in 2020 to £2,813 in 2021) although donations of £2,134 saw an increase of almost 40% compared to 2020.

A card payment terminal was installed in the church towards the end of the year which has had some impact on donations and fundraising (particularly through the sale of goods on the craft stall). In future, there will be a renewed focus on stewardship and planned giving by standing order will continue to be encouraged. However, this is likely to be challenging, given the anticipated rise in the cost of living next year. In 2021 receipts for charity fell from £2,366 in 2020 to £739.

St John's gave donations to nearly 30 charities during 2021, as well as distributing funds from the Paddington Charities. The church has also established a welfare fund, providing just over £1,000 to those in need of payments for food, household goods and travel.

Projects and Plans

The Playgroup's Honey Pot Garden was finally completed at the beginning of the year providing an outdoor play area in the Summer. The new pedestrian entrance was also finished and ornamental gates installed, supported by a generous grant from the Worshipful Company of Ironmongers. The PCC is grateful for significant funding from Westminster City Council supporting the re-landscaping ('greening') of the northside of the church which includes a new vestry pathway and lighting.

Work has begun on a reconfiguration and refurbishment of the vestry rooms and, by the end of 2021, a new corridor and dedicated flower room were finished. An icon designed by the artist Amanda de Pulford was also completed and the design of the Jubilee windows was agreed for installation in 2022, in celebration of HM Her Majesty's 70th year of service to the country. In addition, the PCC was pleased to receive a grant from the London Diocesan Board for Schools enabling the publication of Fr David Ackerman's second children's book *Ophis Strikes Back*.

Priorities for next year include much needed electrical work within the church, along with completion of the vestry refurbishment to include extra storage space and shelving. Now that agreement has been reached on the new lease with Bales College,

consideration will be given to re-developing the church forecourt in lines with proposals to reduce the parking area and expand green spaces. For the longer-term, the PCC aims to install solar tiles on the church roof as part of its environmental plans. The project is at an early 'research' stage which is being supported by a grant from the Greater London Authority.

Financial Review

Total receipts were nearly £321,000 in 2021 compared to just under £151,000 in 2020. The 2021 figure was inflated by a one-off payment of £94,500 in settlement of a new lease agreement with Bales College.

Restricted funds (£57,258) almost doubled compared with 2020 due to generous grants from Westminster City Council, the Worshipful Company of Ironmongers and the Greater London Authority who supported work on the church grounds and environmental projects. Income from the use of facilities remained stable at £3,758 (compared to £3,768 in 2020) with no new parking permits being issued in anticipation of the grounds being redeveloped following agreement on the new lease.

Running costs increased by over £10,000 in 2021 but this included a payment of £10,020 on professional fees associated with new lease negotiations. The cost of music provision also rose by some £3,000 following the retirement of St John's former organist who gave his time to the church generously. Thus, the increase reflects a rise in the cost of music provision as well as an increase in musical activities including visiting choirs. The majority of outgoings (just over £80,000) covered expenditure on annual projects, of which nearly £60,000 was spent on a new pedestrian entrance, entrance gates and the grounds 'greening' project.

The PCC has had to maintain a flexible approach to budget planning during 2021 given the uncertainties concerning lease negotiations. The year ended on a positive note with the finalisation of a new lease agreement with Bales College. St John's can now look forward to a more stable income from rent in future. At year end there was an excess of receipts over payments of just over £129,367. However, there are further professional fees to be paid and an amount will need to be set aside for Reserves and organ restoration.

There were no Gift Aid tax returns in 2021 and claims for the year (including the Gift Aid Small Donations claim) will be made in 2022. No Common Fund payments were made during the year following a payment of £18,000 in 2020. Over £11,800 remains outstanding on Common Fund payments for 2019. St John's offer towards the Common Fund will be the subject of discussion next year.

Reserves Policy

It is the PCC's policy to keep at least three months running and operating costs in Reserve. During 2021 it was agreed to maintain the Reserve at £12,000. Due to continued delays in reaching agreement on the new lease with Bales College, it was

necessary to draw on the Reserve in order to accommodate fluctuations in cash flow. With the completion of lease negotiations at the end of the year, it is intended to replenish Reserves and review the Reserves Policy in 2022.

Structure, Governance and Management

The Parochial Church Council (PCC) is a body corporate (PCC Powers Measure 1956, Church Representation Rules) and is a charity registered with the Charity Commission (Charity Number: 1163185). The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC. There is an induction process in place for new PCC members and each receives guidance on their responsibilities as trustees.

PCC members are responsible for making decisions on all matters of concern to the parish, including decisions on how church funds are spent. There were three meetings from March 2021 to February 2022 inclusive, with any additional urgent PCC business being conducted via email.

Administrative Information

St John's Church, situated in Kensal Green, is part of the Diocese of London within the Church of England. The correspondence address is The Vicarage, Kilburn Lane, London W10 4AA. The church website is www.stjohnskensalgreen.org.uk

The following PCC members served during 2021:

Ex Officio Members

Rev David Ackerman	(Incumbent & Chairman)
Anne Abel	(Lay Pastoral Minister)
Nigel Clark	(Churchwarden & Vice Chairman)
Steve Emeh	(Churchwarden)
Sandra Payne	(Deanery Synod Representative)

Elected Members

Stefan Bignall	
Makeba Foster	
Frances Ikemefuna	
Natelle Peters	
Carol Smith	(Treasurer)
Nigel Snuggs	
Rieanna Wilkinson	

Erma Tavenier continued to undertake the role of Safeguarding Officer. Yvonne Jarman served as PCC Secretary as part of her role as Parish Administrator.

Approved by the PCC on 23 March 2022 and signed on their behalf by:

A handwritten signature in black ink, appearing to read 'David Ackerman', with a long horizontal flourish extending to the right.

The Revd David Ackerman
Chairman

A handwritten signature in black ink, appearing to read 'Nigel Clark', written in a cursive style.

Nigel Clark
Vice-Chairman

Statement of Receipts and Payments

1 January-31 December 2021

Receipts	Unrestricted £	Restricted £	Total £	Payments £	Total £
Cash at Bank 1 Jan	4,600.27	3,851.79	8,452.06	LDF Payments	1,675.00
Cash in Hand 1 Jan	128.71		128.71	Running Costs	77,230.41
Regular Giving	7,847.33	280.13	8,127.46	Income Generating Costs	nil
GA Returns	Nil	Nil	Nil	Church Activities	28,181.27
Other Voluntary Receipts	1,477.97	1,627.05	3,105.02	Other costs	82,813.97
Income Generating Activity	243,082.20		243,082.20	Fabric	1,673.33
Church Activities	4,240.91	865.00	5,105.91		
Other Income	2,305.10	50,634.08	52,939.18		
Sub Totals	263,682.49	57,258.05	320,940.54		191,573.98
				Balance of Receipts over Payments	129,366.56
TOTAL			320,940.54		320,940.54

General Receipts & Payments Accounts					
Receipts	2020	2021	Payments	2020	2021
Balance at Bank 1 Jan	£20,931.50	£8,452.06			
Cash in Hand 1 Jan	£132.24	£128.71			
Regular Giving			LDF Payments		
Planned giving	£4,067.26	£2,812.73	Fees	771.00	£1,675.00
Tax refund (Gift Aid)	£3,878.25	Nil ⁽¹⁾	Commitment	18,000.00	Nil ⁽⁹⁾
Collections	£2,278.80	£5,314.73 ⁽²⁾			
Other Voluntary Receipts			Running Costs		
Charity	£2,365.98	£738.55 ⁽³⁾	Office	£30,259.91	£37,033.99 ⁽¹⁰⁾
Donations	£1,338.18	£2,133.97	Maintenance (church)	£18,548.48	£20,846.64 ⁽¹¹⁾
Flower Fund	£465.00	£232.50	Insurance	£6,989.46	£6,683.67
			Sacristy	£5,263.79	£5,619.57 ⁽¹²⁾
			Utilities	£4,550.08	£5,378.48
			Maintenance (vicarage)	£1,330.67	£1,668.06
Income Generating Activities			Income Generating Costs		
Rent	£77,934.00	£239,324.20 ⁽⁴⁾	Facilities	nil	nil
Facilities	£3,766.50	£3,758.00			
Church Activities			Church Activities		
Funeral & Weddings	£1,283.00	£2,194.00	Music	£5,815.00	£8,896.97
Activities	£859.92	£2,428.15	Activities	£5,896.36	£8,854.51
Walsingham	£324.00	nil	Clergy Expenses	£3,366.66	£5,281.09 ⁽¹³⁾
Fundraising	£269.99	£483.76	Charity giving	£4,488.47	£3,387.50
			Fundraising	£155.63	£782.66
			Visiting clergy	£148.10	£269.03
			Donations	£231.40	£449.51
			Walsingham	£180.00	£260.00
Other Income			Other Costs		
Annual Projects	£16,518.35	£49,741.08	Annual Projects	£32,660.19	£80,139.98 ⁽¹⁴⁾
Insurance	nil	£1,779.69 ⁽⁵⁾	C-19 Welfare Fund	£1,562.85	nil
Maintenance & grounds	£1,890.00	£724.99 ⁽⁶⁾	Bank charges	£336.32	£449.73
Office	£4,600.10	£382.00 ⁽⁷⁾	Flower fund	£314.00	£1,504.26
Music	nil	£215.00 ⁽⁸⁾	Organ fund	£300.00	£720.00
Bank rewards	£56.51	69.42			
Clergy refund	£59.00	£15.00			
C-19 Welfare Fund	£1,670.56	nil			
Sacristy	£60.00	nil			
Fabric	nil	£12.00	Fabric	£1,000.00	£1,673.33
Transfers	£6,000.00	nil			
TOTALS	£150,749.14	£320,940.54		£142,168.37	£191,573.98
<i>Less Payments</i>	<i>£142,168.37</i>	<i>£191,573.98</i>			
Balance of Receipts over Payments	£8,580.77	£129,366.56			

St John's Memorial Fund (Deposit) Account	2020 £	2021 £
Receipts		
Balance at 1 Jan	6,023.30	25.29
Interest	1.99	nil
Total	6,025.29	25.29
Payments		
Transfer to current account	6,000.00	nil
Balance at 31 Dec	25.29	25.29

Statement of Assets as at 31 Dec	2020 £	2021 £
Cash at Bank (current account)	8,452.06	129,243.44
Cash in Hand	128.71	123.12
Memorial Fund (savings account)	25.29	25.29
Total cash assets	8,606.06	129,391.85
Other Assets		
Hall & Cottages (insurance value at year end)	649,090.00	576,400.00

Notes to 2021 Accounts

Receipts

1. Gift Aid claims for 2021 were submitted in January 2022
2. Collections include special collections of £280.13 for charity, altar refurbishment project and HRH Prince Philip urns.
3. Charity receipts do not include £46.77 recorded under Collections (see note 2 above).
4. Includes £12,542.00 January 2022 rent paid on 31 Dec 21 and payment of £94,471.99 lease agreement settlement with Bales College (which included outstanding rent of £12,583.34 for Nov & Dec 21).

5. Payment covering up to Q4 2020/21 only. £2,358.09 due for 2021/22 was waived as 'goodwill' given problems experienced by Bales College during COVID lockdowns.
6. Maintenance receipts comprise:-
- | | |
|---|----------------|
| Grounds (contribution to bench & memorial roses): | £570.00 |
| Church (contribution to cleaning & refunds on purchases): | £ 31.99 |
| VAT refund on saniflow unit for WC: | <u>£123.00</u> |
| TOTAL: | £724.99 |
7. Office receipts comprise:
- | | |
|---|----------------|
| Collection for Area Dean (organised by Trustees): | £200.00 |
| Uncashed cheque from 2020: | <u>£182.00</u> |
| TOTAL: | £382.00 |
8. Cancelled payment cheques to musicians totalling £215.00

Payments

9. £11,832.00 Common Fund outstanding against 2019 pledge of £59,000.00. There was no Common Fund Commitment for 2021 during protracted lease negotiations with Bales College and the Diocese.
10. Includes £10,020 professional fees (associated with lease negotiations), £18,196.00 (administration) remuneration, and £300 (Lay Pastoral Minister) expenses payments.
11. Church maintenance comprises:
- | | |
|-----------------|-------------------|
| Church: | £9,688.57 |
| Church Grounds: | <u>£11,158.07</u> |
| TOTAL: | £20,846.64 |
12. Includes purchase of fabrics and materials for the refurbishment of the Lady Altar.
13. Monthly clergy allowance covers parish communications (parish 'phone use, WiFi and rental), car usage, non-budgeted parish hospitality and wear & tear on vicarage areas used for parish purposes. Additional reimbursements against receipts cover transport, theological materials, use of mobile 'phone, small consumable items and official hospitality.
14. Majority of expenditure on the new church pedestrian entrance and gate (£21,365.98) and the grounds 'greening' project (£36,710.89) against grants.

Summary of 2021 Restricted and Designated Funds

Restricted

Donations, grants VAT refunds:	£52,261.13
Special collections:	£ 280.13
Payments for activities and fees:	£ 865.00
Funds c/f:	<u>£ 3,851.79</u>
TOTAL:	£57,258.05

Designated

Charities c/f (from £5,000 allocation):	£ 3,862.69
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Independent Examiner's Report to the PCC of St John's Kensal Green

I report on the accounts for the year ended 31st December 2021 which are set out in this document.

Respective responsibilities of the Trustees and Independent Examiner

The charity'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;
- follow the procedures laid down in the General Directions given by the Charity Commissioners section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's Statement

In connection with my examination, no matters have come to my attention

1. which give me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with s.130 of the 2011 Act; or
 - to prepare accounts which accord with these accounting records have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

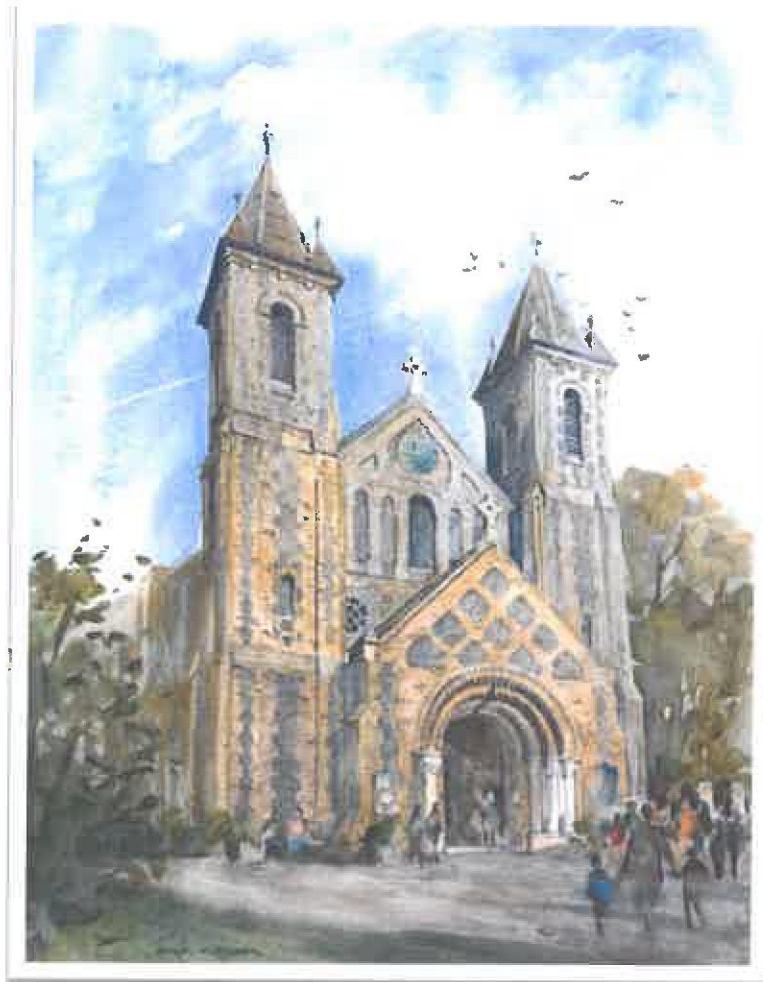


D T Young, Maidenhead, Berkshire

28th March 2022

Accounts

**The Parochial Church Council of
The Parish of St John The Evangelist
Kensal Green**



*"Come unto me"
St John's Kensal Green by Nigel Fletcher*

ANNUAL REPORT & ACCOUNTS
for the period ending 31st December 2020

Registered Charity 1163185

Building Things Up Again

2020 was a year many will wish to forget. There will be much written about the events we have lived through, and no doubt differences of opinion. The details in this Report reflect something of our own response to an extraordinary period in our lives.

Had we never heard of the Coronavirus, 2020 would have been a year of celebrations: the 75th anniversary of the end of the Second World War and at St John's a year of consolidation after the 175th anniversary celebrations. We would have travelled to Rome for our pilgrimage of spiritual renewal to celebrate the "*faith that comes to us from the Apostles*". In the event, all we had hoped for (and much of what we planned) was put on hold. Faith in human ingenuity to prevent death supplanted almost every aspect of our lives and even the Worship of God was relegated to what, in the eyes of those in authority, was non-essential. However, some projects were completed (the Windrush Garden) and we were able, in between the lockdowns, to give thanks.

It is notable that before and after every period of restrictions, we celebrated baptisms. The young were always on our hearts, as were the many bereaved. I conducted numerous funerals during 2020, an aspect of church life that should be remembered. We ensured the church building stayed true to the prayer of Thomas Ken by the main door: its door remained wide enough:

"to receive all who need human love and fellowship, and a heavenly Father's care; narrow enough to shut out all envy, pride and hate, its threshold smooth enough to be no stumbling-block to children, or to straying feet".

In 2020 people could turn to St John's for support and walk through our open doors to pray; not because we became some secular agency but because we are committed to the Gospel of Jesus Christ and our tradition. We offered love; not because we were permitted to but because it is the command of the Lord. In August 2021 we will embark on that journey to Rome for the pilgrimage of renewal.

Looking forward, based on firm foundations, is a good way to look back on 2020. One day others will look back on how we shaped this church, of which we are stewards. This Report reflects not only giving, but applications for support, the financial impact of deferred rent and a much lower income from facility hire. It also shows that in being generous, many were generous to us.

On Easter Day, as I said Mass by the church hall, I quoted a letter written in 1944. The letter was written by Bishop Geoffrey Fisher as St John's celebrated its centenary, having repaired bomb damage to the church and survived the worst of that conflict. Bishop Geoffrey Fisher's words are an inspiration for us as we play our part in building things up again:

“As we enter a new period of human history let this Centenary renew your faith in the unchanging things – God’s love, our redemption in Jesus Christ, the fellowship of the Holy Spirit in the Church, the duty to bear our faithful witness. For these things your church stands. There, through the ministry of word and sacrament, there in the unity of the Church’s prayer and worship, you are fortified in the grace of God”.

As we continue to preach and stand for the unchanging things, may I also take this opportunity to recall those we have lost recently, in particular: Maria Heijenga (a long-time member of the PCC) and Colonel Robert Jarman who worshipped at St John’s for over 20 years. May they rest in peace. For us who return we will have opportunity to thank those who "kept things going" here, not least Yvonne.

March 2021

**The Reverend David Ackerman
Vicar and Chairman of the PCC**

Annual Report & Accounts 2020

Aims and Purpose

St John's Parochial Church Council (PCC) has the responsibility of co-operating with the incumbent in promoting in the ecclesiastical parish the whole mission of the Church; pastoral, evangelistic, social and ecumenical.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of our parish community. Activities are guided by the following principles:

- Looking out – things we will do in mission to reach out to our community and beyond in service of the Gospel.
- Looking in – things we will do to build up the common life and fellowship of the church family.
- Looking up – things we will do with our pattern of prayer and worship to empower and sustain our mission and common life.

In addition, St John's has embraced Capital Vision 2020; a collective vision adopted by synod in March 2013. This vision, which has guided churches in London up until the year 2020, focuses on being confident, compassionate and creative. Following a difficult year, marred by the COVID-19 pandemic, the agenda has now been set for Capital Vision 2030 and *for every Londoner to encounter the love of God in Christ.*

Achievements and Performance

The PCC's charitable objects are focussed on the advancement of religion which is a charitable activity. Evidence of operation for the benefit of the public is demonstrated in this Annual Report for the purposes of good practice in demonstrating our commitment to public benefit.

Our primary charitable purpose, through our prayer, donations, is the offering of space (for school visits, assemblies, activities) the Playgroup, and preservation of a listed building. Our aims include the:

- prevention or relief of poverty
- advancement of education
- advancement of health
- advancement of citizenship or community development

- advancement of the arts, culture, heritage or science
- advancement of amateur sport
- reconciliation or the promotion of religious or racial harmony or equality and diversity
- advancement of environmental protection or improvement
- relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

Worship and Prayer

Since March 2020 there have been various restrictive measures in place, affecting the usual cycle of worship, due to the COVID-19 pandemic. It has therefore been impossible to produce any meaningful figures in relation to church attendance. However, St John's has remained open for prayer and contemplation. Although there are no numbers for those who made use of this facility, revenue from votive candle donations rose from £473.24 in 2019 to £731.10 in 2020.

In addition to regular worship, the church provides a focal point for the community to mark the milestones of life. During 2020 there were six baptisms and two funeral services held in church. A further 21 funeral services were undertaken at the local crematorium. As at October 2020, there were 68 on the church electoral roll.

Deanery Synod

The Deanery Synod provides an important link between the parish and the wider church community. Despite disruptions during 2020, due to the pandemic, Deanery business has continued. The PCC has one Deanery Synod representative who has been actively involved in the work of the Finance Committee.

Pastoral Care & Safeguarding

The Lay Pastoral Minister has remained available to assist the clergy, particularly with arrangements for baptisms and funerals. Opportunities for visiting the sick and housebound were limited due to COVID-19 restrictions. However, our Lay Pastoral Minister was instrumental in helping to deliver food, household goods and children's play materials to struggling families during the Spring lockdown. In response to the lockdowns, a church Welfare Fund has been established and this continues to support those in economic difficulty as a result of the pandemic.

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. St John's is committed to nurturing, protecting and safeguarding all our members, particularly children, young people and vulnerable adults. This is recognised as a responsibility of the whole church.

The PCC has adopted the Diocese Safeguarding Policy, which is reviewed annually, and has appointed a Safeguarding Officer and Children's Champion. No incidents were reported as safeguarding issues during 2020.

Church Giving

Revenues from collections fell by over 60% during 2020, reflecting the impact of lockdown measures. While planned giving fell by nearly one third (from £5,695 in 2019 to £4,067 in 2020) the decrease was not as great as had been anticipated. Planned giving by standing order continues to be encouraged but, for various reasons, the envelope giving scheme remains popular. Receipts for charity were buoyant, increasing from £1,785 in 2019 to £2,366 in 2020, while there was decrease in general donations.

During the year, St John's gave donations to nearly 40 charities, as well as distributing funds from the Paddington Charities to those in need. Donations to the church Welfare Fund, totalling just over £1,670 (including £1,263 from the London Community Fund) helped to provide provisions for those struggling as a result of COVID-19 lockdowns.

Projects and Plans

A number of major projects came to fruition during 2020, including the installation of two new bells which has completed a ring of eight. This was largely made possible by a generous donation from Alan Agarrat. The Windrush Garden is now complete along with further environmental improvements to the church grounds. The year also saw the publication of Fr David's book: *St Nicholas and the Six Bells*. We are grateful to the many individuals and organisations that have supported these projects, including: the All Churches Trust, the Community Lottery Fund, the Edward Harvist Trust, the Fellowship of St John's, Paddington Charities, Transport for London and Westminster City Council.

Work has started on two additional projects which will be completed during 2021. The Honeypot Garden will utilise space to the rear of the church for use by children attending the Honeypot Playgroup. As at year end, ground excavation for the project had been undertaken along with construction of a playhouse. Following the completion of roadworks on the Harrow Road/Ladbroke Grove junction, work also began on a new pedestrian entrance for the church.

In 2021 it is planned to convert part of the vestry into a corridor for safe access from church to the Honeypot Garden. The remaining area will then be fitted out as a storage and flower preparation area. The main vestry room will eventually have new shelving and cupboards for storage and robbing. Longer-term plans remain subject to the finalisation of a new lease with Bales College and will include the re-landscaping of grounds to the north of the church.

Financial Review

Total receipts were just under £151,000 compared with over £200,000 in 2019. Unrestricted funds fell by some 7% (from just over £133,000 in 2019 to just under £124,000 in 2020) while there was a marked fall in restricted funds (from £74,797 in 2019 to £26,945 in 2020). The sharp reduction in restricted funds largely reflects the

fact that 2019 receipts, during St John's anniversary year, were exceptional. It should also be noted that just under £30,000 was paid by donors directly to suppliers covering work on major projects. There was also a significant fall in receipts from the use of facilities (mainly parking) as permits were not renewed in anticipation of church grounds being developed on conclusion of a new lease with Bales College. The COVID-19 pandemic also impacted on opportunities for use of the church building.

During the year negotiations continued to finalise a new lease with Bales College. These negotiations have been complex and protracted, involving a number of interested parties. With the 2015 rent review complete, income was received against both 'old' rent and 'new' rent as well as payments towards arrears. However, the PCC agreed a deferral of rent, totalling nearly £40,000, due to the continuing pandemic restrictions. In addition, the College was not invoiced for insurance contributions during 2020 since some payments form part of arrears while future contributions would need to be re-calculated as part of a new lease. As a consequence of income uncertainties, the PCC has had to adopt a flexible approach to budget planning, with budgets remaining 'provisional' and subject to change.

Gift Aid tax refunds totalled just under £4,000 in 2020, compared with nearly £2,000 in 2019. However, the 2019 Gift Aid Small Donations Scheme claim was not submitted until January 2020.

The majority of outgoings (just under £63,000) covered expenditure on annual projects and office costs; the latter included just over £11,700 on professional fees associated with negotiations on the new lease agreement with Bales College. Over £11,800 remains outstanding on Common Fund payments for 2019 which was due to be settled once Heads of Agreement were completed with Bales College. However, the Heads of Agreement were not signed in 2020 as anticipated.

At year end there was an excess of receipts over payments of just over £8,500. £6,000 was transferred from the Memorial (deposit) account to the PCC's current account.

Reserves Policy

It is the PCC's policy to keep three months running and operating costs in Reserve, plus a margin for exceptional expenditures. During 2020 it was agreed to maintain the Reserve at £12,000. As forecast in the 2019 Financial Statement, it has been necessary to draw on the Reserve in order to accommodate fluctuations in cash flow until the new lease agreement is settled with Bales College, including receipt of income against arrears. The loss of regular incomes, due to the COVID-19 pandemic, has also had an impact on cash flow.

Structure, Governance and Management

The Parochial Church Council (PCC) is a body corporate (PCC Powers Measure 1956, Church Representation Rules) and is a charity registered with the Charity Commission (Charity Number: 1163185). The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC. There is an induction process in place for new PCC members and each receives guidance on their responsibilities as trustees.

PCC members are responsible for making decisions on all matters of concern to the parish, including decisions on how church funds are spent. There were four meetings from March 2020 to February 2021 inclusive, with any additional urgent PCC business being conducted via email.

Administrative Information

St John's Church, situated in Kensal Green, is part of the Diocese of London within the Church of England. The correspondence address is The Vicarage, Kilburn Lane, London W10 4AA. The church website is www.stjohnskensalgreen.org.uk

The following PCC members served during 2020, until the AGM held on 11th October:

Ex Officio Members

Rev David Ackerman	(Incumbent & Chairman)
Anne Abel	(Lay Pastoral Minister)
Nigel Clark	(Churchwarden & Vice Chairman)
Michael Tavenier	(Churchwarden)
Maria Heijenga	(Deanery Synod Representative)
Yema Barlay	(Deanery Synod Representative)

Elected Members

Steve Emeh	
Gerardine Heneghan	
Frances Ikemefuna	
Natelle Peters	
Carol Smith	
Nigel Snuggs	
Erma Tavenier	(Safeguarding)
Rieanna Wilkinson	(Treasurer)

The following PCC members served from 11th October 2020 until the date this report was approved:

Ex Officio Members

Rev David Ackerman
Anne Abel
Nigel Clark
Steve Emeh
Sandra Payne

(Incumbent & Chairman)
(Lay Pastoral Minister)
(Churchwarden & Vice Chairman)
(Churchwarden)
(Deanery Synod Representative)

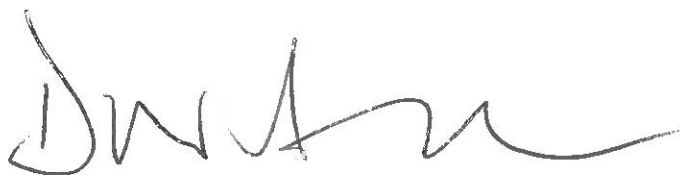
Elected Members

Stefan Bignall
Makeba Foster
Frances Ikemefuna
Natelle Peters
Carol Smith
Nigel Snuggs
Rieanna Wilkinson

(Treasurer)

Erma Tavenier continued to undertake the role of Safeguarding Officer. Yvonne Jarman served as PCC Secretary as part of her role as Parish Administrator.

Approved by the PCC on 12 April and signed on their behalf by:



The Revd David Ackerman
Chairman



Nigel Clarke
Vice-Chairman

Independent Examiner's Report to the PCC of St John's Kensal Green

I report on the accounts for the year ended 31st December 2017 which are set out in this document.

Respective responsibilities of the Trustees and Independent Examiner

The charity'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;
- follow the procedures laid down in the General Directions given by the Charity Commissioners section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's Statement

In connection with my examination, no matters have come to my attention

1. which give me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with s.130 of the 2011 Act; or
 - to prepare accounts which accord with these accounting records have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



D T Young, Maidenhead, Berkshire

14th April 2021

Statement of Receipts and Payments

1 January-31 December 2020

Receipts	Unrestricted £	Restricted £	Total £	Payments £	Total £
Cash at Bank 1 Jan	20,931.50		20,931.50	LDf Payments	18,771.00
Cash in Hand 1 Jan	132.24		132.24	Running Costs	66,942.39
Regular Giving	6,131.10	214.96	6,346.06	Income Generating Costs	
GA Returns	3,878.25		3,878.25	Church Activities	20,281.62
Other Voluntary Receipts	1,338.18	2,830.98	4,169.16	Other costs	35,173.36
Income Generating Activity	81,700.50		81,700.50	Fabric	1,000.00
Church Activities	2,412.91	324.00	2,736.91		
Other Income	7,279.87	23,574.65	30,854.52		
Sub Totals	123,804.55	26,944.59	150,749.14		142,168.37
				Balance of Receipts over Payments	8,580.77
TOTAL			150,749.14		150,749.14

General Receipts & Payments Accounts

Receipts	2019	2020	Payments	2019	2020
Balance at Bank 1 Jan	£23,145.20	£20,931.50			
Cash in Hand 1 Jan	£193.36	£132.24			
Regular Giving			LDF Payments		
Planned giving	£5,694.33	£4,067.26	Commitment	£47,168.00	18,000.00 ⁽⁹⁾
Tax refund (Gift Aid)	£1,958.01	£3,878.25 ⁽¹⁾	Fees	£2,681.00	771.00
Collections	£5,923.00	£2,278.80 ⁽²⁾			
Other Voluntary Receipts			Running Costs		
Charity	£1,784.96	£2,365.98 ⁽³⁾	Office	£17,308.67	£30,259.91 ⁽¹⁰⁾
Donations	£3,948.71	£1,338.18	Maintenance (church)	£24,279.78	£18,548.48 ⁽¹¹⁾
Flower Fund	£675.95	£465.00	Insurance	£7,015.65	£6,989.46
			Sacristy	£2,491.63	£5,263.79 ⁽¹²⁾
			Utilities	£4,072.88	£4,550.08
			Maintenance (vicarage)	£1,058.75	£1,330.67
Income Generating Activities			Income Generating Costs		
Rent	£68,107.93	£77,934.00 ⁽⁴⁾	Facilities	£49.99	nil
Facilities	£16,615.00	£3,766.50			
Church Activities			Church Activities		
Funeral & Weddings	£3,409.00	£1,283.00	Activities	£4,298.95	£5,896.36
Activities	£3,524.65	£859.92	Organist and Music	£2,340.00	£5,815.00
Walsingham	£2,069.00	£324.00	Charity giving	£5,035.75	£4,488.47
Fundraising	£1,371.97	£269.99	Clergy Expenses	£3,210.70	£3,366.66 ⁽¹³⁾
			Donations	£1,067.00	£231.40
			Walsingham	£2,641.10	£180.00
			Fundraising	£579.59	£155.63
			Visiting clergy	£460.99	£148.10
Other Income			Other Costs		
Annual Projects	£57,270.41	£16,518.35	Annual Projects	£55,976.71	£32,660.19 ⁽¹⁴⁾
Office	nil	£4,600.10 ⁽⁵⁾	C-19 Welfare Fund	nil	£1,562.85
Maintenance & grounds	£9,484.52	£1,890.00 ⁽⁶⁾	Bank charges	£543.74	£336.32
C-19 Welfare Fund	nil	£1,670.56 ⁽⁷⁾	Flower fund	£914.95	£314.00
Sacristy	nil	£60.00	Organ fund	£2,700.00	£300.00
Clergy refund	£132.00	£59.00			
Bank rewards	£108.79	£56.51			
Insurance	£2,291.78	Nil ⁽⁸⁾			
Fabric	£185.00	nil	Fabric	£934.00	£1,000.00
Transfers	nil	£6,000.00			
TOTALS	£207,893.57	£150,749.14		£186,829.83	£142,168.37
<i>Less Payments</i>	<i>£186,829.83</i>	<i>£142,168.37</i>			
Balance of Receipts over Payments	£21,063.74	£8,580.77			

St John's Memorial Fund (Deposit) Account	2019 £	2020 £
Receipts		
Balance at 1 Jan	6,011.30	6,023.30
Interest	12.00	1.99
Total	6,023.30	6,025.29
Payments		
Transfer to current account	nil	6,000.00
Balance at 31 Dec	6,023.30	25.29

Statement of Assets as at 31 Dec	2019 £	2020 £
Cash at Bank (current account)	20,931.50	8,452.06
Cash in Hand	132.24	128.71
Memorial Fund (deposit account)	6,023.30	25.29
Total cash assets	27,087.04	8,606.06
Other Assets		
Hall & Cottages (insurance value at year end)	603,813.00	649,090.00

Notes to 2020 Accounts

Receipts

1. Gift Aid returns include £870.30 GASDS claim for 2019 submitted in January 2020.
2. Collections include special collections of £214.96 for charity.
3. Charity receipts do not include £214.96 recorded under Collections (as at note 2 above).
4. Includes £17,500.00 old rent under the 2011 Lease Agreement (covering Dec 19 to Feb 20), £30,434.00 new rent (following conclusion of 2015 rent review and covering period from Oct to Dec 20) and £30,000 towards arrears. (Deferred rent from Jun to Sep 20 totalled £39,766.68.)

5. Office receipts include £4,235.10 towards covering professional fess (LDF and Archbishop's Council).
6. Maintenance receipts comprise:

Donations:	£1,480.00
WCC refund on grounds wall:	£ 400.00
Church cleaning contribution:	<u>£ 10.00</u>
TOTAL:	£1,890.00
7. Donations towards St John's C-19 Welfare Fund includes £1,263.00 London Community Fund Grant.
8. 2020 insurance contributions from Bales College suspended as part of arrears assessment and deferred payments (see also note 4 above).

Payments

9. £11,832.00 Common Fund outstanding against 2019 pledge of £59,000.00. The PCC agreed to confirm commitment for 2020 once Heads of Agreement were signed with Bales College (but were not signed in 2020 due to delays).
10. Includes £11,736.30 professional fees, £13,996.00 (administration) remuneration, and £320 (Lay Pastoral Minister) expenses payments.
11. Church maintenance comprises:

Church:	£11,233.71
Church Grounds:	<u>£ 7,314.77</u>
TOTAL:	£18,548.48
12. Includes purchase of new vestments for servers and altar fabrics.
13. Monthly clergy allowance covers parish communications (parish 'phone use and rental), car usage, non-budgeted parish hospitality and wear & tear on vicarage arears used for parish purposes. Additional reimbursements against receipts cover transport, training, theological materials, use of mobile 'phone, small consumable items and official hospitality.
14. In addition to recorded expenditure on major projects, over £28,375 was paid directly to suppliers for work relating to church grounds, publication of *St Nicholas and the Six Bells* and for refreshments following the official opening of the Windrush Garden.

Summary of 2020 Restricted and Designated Funds

Restricted

Donations and grants:	£22,570.53
Special collections:	£ 214.96
Payments for activities and fees:	£ 4,159.10

Designated

Honeypot Garden:	£ 2,000.00
Pedestrian entrance phase 1:	£ 2,520.00
Pedestrian entrance phase 2:	£ 2,352.00