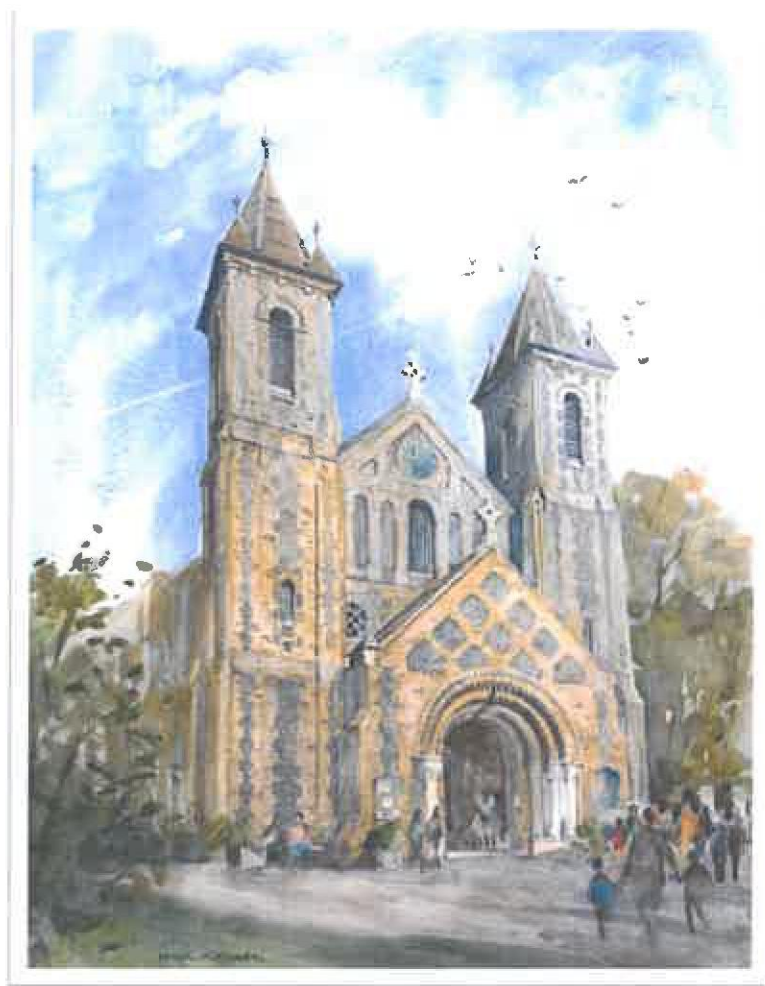


**The Parochial Church Council of
The Parish of St John The Evangelist
Kensal Green**



*"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 £2,1334 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 Honeypot 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 'Dms A u', with a long horizontal flourish extending to the right.

The Revd David Ackerman
Chairman

A handwritten signature in black ink that reads 'Nigel Clark' 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		
<i>Sub Totals</i>	<i>263,682.49</i>	<i>57,258.05</i>	<i>320,940.54</i>		<i>191,573.98</i>
				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

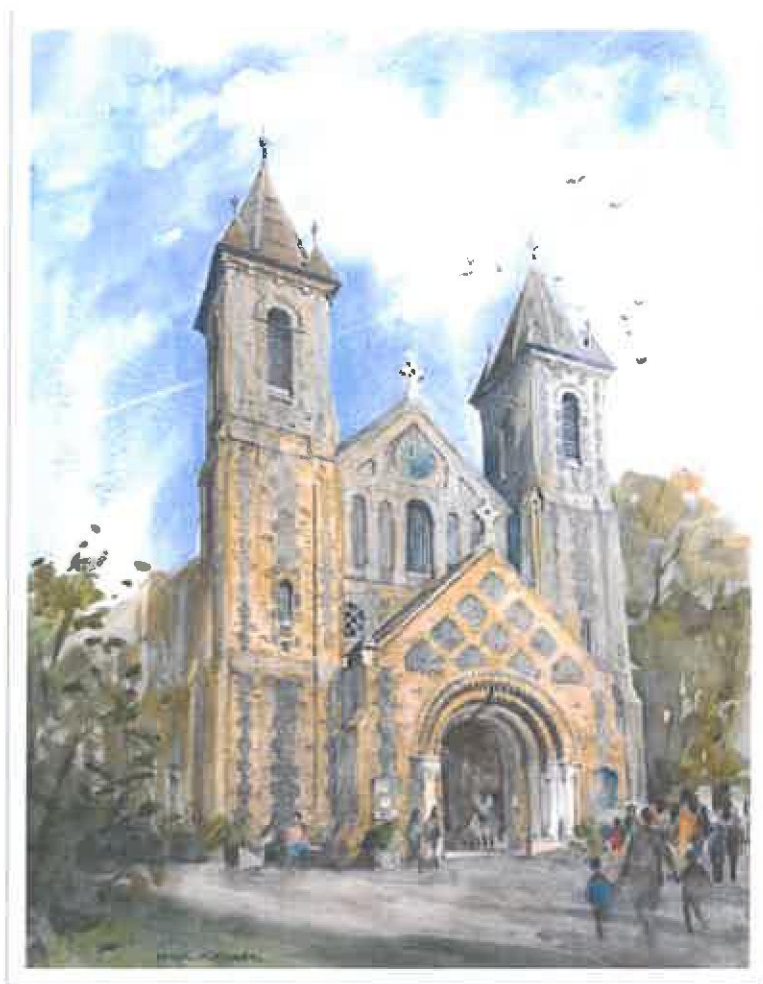
Restricted

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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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 £2,1334 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 Honeypot 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 'Dms A u', with a long horizontal flourish extending to the right.

The Revd David Ackerman
Chairman

A handwritten signature in black ink that reads 'Nigel Clark' 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		
<i>Sub Totals</i>	<i>263,682.49</i>	<i>57,258.05</i>	<i>320,940.54</i>		<i>191,573.98</i>
				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