

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF KINGSBURY: ST ANDREW

England & Wales - Charity number 1166287

Details

Other names ST ANDREW'S PCC, KINGSBURY

Status Registered

Legal form Previously excepted

Registered 2016-03-30

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

Contact

Address St. Andrews Vicarage
28 Old Church Lane
Kingsbury
London
NW9 8RZ

Phone 02082057447

Email standrews.kingsbury@london.anglican.org

Website www.standrewskingsbury.org.uk

Activities

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

Activities: Religious Activities

Classification

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

Geography

- Brent

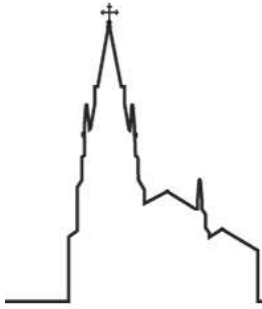
Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2024-12-31 | £161,717 | £154,585 | - | - |
| 2023-12-31 | £186,553 | £199,240 | - | - |
| 2022-12-31 | £189,000 | £138,000 | - | - |
| 2021-12-31 | £165,506 | £140,874 | - | - |
| 2020-12-31 | £115,145 | £141,827 | - | - |

Trustees

| Name | Role | Appointed |
|----------------------------|-------|------------|
| Rev JASON RENDELL | Chair | 2019-04-28 |
| Betty Annette Toppin | | 2021-05-30 |
| CHRISTINE OBY MADEKWE | | 2017-04-30 |
| Claudette Lorraine Graham | | 2024-05-05 |
| Dinesh Johnson | | 2024-05-05 |
| EILEEN MILLICENT YARDE | | 2019-04-28 |
| ESTELLE MARGUERITA GOSSAGE | | 2017-04-30 |
| GLORIA AYOINE WILLIAMS | | 2019-04-28 |
| Jason Rendell | | 2019-04-28 |
| Lawrence Abosi | | 2024-05-05 |
| Mark Lloyd-Williams | | 2021-05-30 |
| PATIENCE AFI BOATENG | | 2019-04-28 |
| Ronald Anthony Sembatya | | 2024-05-05 |
| Sonia Lundy-Williams | | 2021-05-30 |
| WENDY VERONA RICHARDS | | 2019-04-28 |

Accounts



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— DIOCESE OF —
LONDON

The Parish Church of
St Andrew's, Kingsbury



**THE PAROCHIAL
CHURCH COUNCIL
OF THE
ECCLESIASTICAL
PARISH
OF KINGSBURY:
ST. ANDREW**

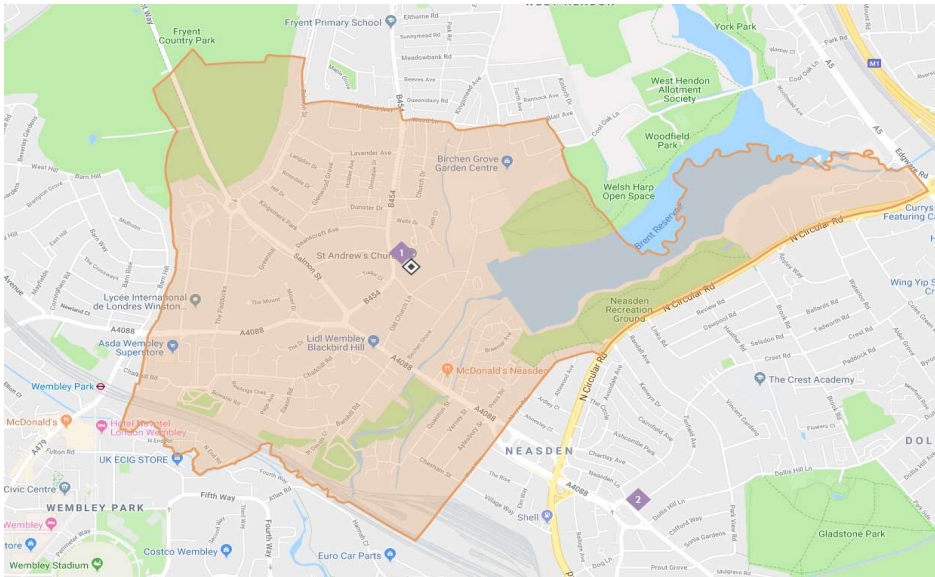
known as:

ST. ANDREW'S PCC, KINGSBURY

Registered Charity Number: 1166287

**ANNUAL REPORT
& DRAFT ACCOUNTS**
for the year ending 31st December 2024

Administrative information



The parish church of St. Andrew, Kingsbury, is situated on Church Lane, in the London Borough of Brent - a borough in North-West London, which forms part of Greater London.

St. Andrew's is part of the worldwide Anglican Church, as members of the Church of England, in the Diocese of London and the Deanery of Brent.

The parish is under the pastoral care of the Bishop

of Fulham and is affiliated to *The Society & Forward in Faith*, whose worship is in the Catholic tradition with the Eucharist at its heart.

The Society is an ecclesial body, led by a Council of Bishops:

- to promote and maintain Catholic teaching and practice within the Church of England
- to provide episcopal oversight to which churches, institutions and individuals freely submit themselves
- to guarantee a ministry in the historic apostolic succession in which they can have confidence.

Parish Patron: The Crown

Correspondence address: St. Andrew's Vicarage, 28 Old Church Lane, Kingsbury, London NW9 8RZ
020 8205 7447 standrews.kingsbury@london.anglican.org

Parish website: www.standrewskingsbury.org.uk

The following parish members have served continuously on the PCC since the last APCM and for the duration of this report:

Incumbent: The Reverend Jason Rendell* (*Chairman*)

Churchwarden: Ms Gloria Williams* (*Vice-Chair*)

Deanery Synod: Miss Wendy Richards* (*Pastoral Assistant*) and Sonia Williams

Elected members: Lawrence Abosi Mark Lloyd-Williams

**Standing Committee member* Patience Boateng Christine Madekwe*

Claudette Graham Anthony Sembatya

Estelle Gossage Betty Toppin

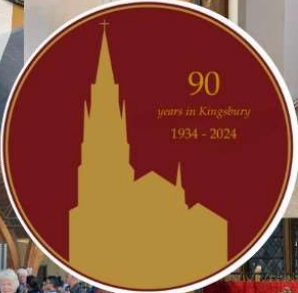
Toni Hossanah Mary Vávra*

Dinesh Johnson Eileen Yarde

Invited to attend: Gilian Hemsworth (*non-voting*) & Jonathan Okens

Introduction

We rejoiced in another busy year, rich in blessings, the faithfulness of our members and the grace of God as we shared the good news of his Gospel. **Faith, Worship & Community** is the strapline on our new Instagram account (2025) – and it sums up what and who we are about at St. Andrew's. This year, we have gone for a slightly different approach to the Parish Priest's Report: it is said that "a picture is worth a thousand words. So, for 2024, a year in pictures!





St. Andrew's Concert Series 2024

*Thank you to the performers,
and all those who supported
the concerts,
and to our parishioners
who helped on the evenings*




A CONCERT IN AID OF CHURCH RESTORATION
ST ANDREW'S CHURCH, KINGSBURY, (NW9 8RZ)

**MUSIC FROM
WEDDINGS & FUNERALS**
A REPERTOIRE OF HAPPINESS AND LOSS,
OF EXUBERANCE AND SADNESS,
EXPRESSED IN BALKAN MUSIC AND JAZZ

FEATURING:
THE MAGIC VIOLIN STRING TRIO
THE BLUEBELLE JAZZ TRIO

21st September 2024 at 7pm
Ticket £10 on the door or at eventbrite.co.uk
standrewskingsbury.org.uk
020 8205 7447




A CONCERT IN AID OF CHURCH RESTORATION
ST ANDREW'S CHURCH, KINGSBURY, (NW9 8RZ)

TALES OF LOVE
A RECITAL OF SONG AND PIANO MUSIC

ADRIENNE WALTERS - SOPRANO
GÉRGÉLY KAPOSI - PIANO

Saturday, 19th October 2024 at 7pm
Tickets £10 on the door - or, at eventbrite.co.uk
under 18's free
standrewskingsbury.org.uk
020 8205 7447



A CONCERT IN AID OF CHURCH RESTORATION
ST ANDREW'S CHURCH, KINGSBURY, (NW9 8RZ)

AUTUMN SERENADE
FEATURING WORKS BY
BÖHME, MENDELSSOHN, MOZART AND MORE

JASMIN GHERA- TRUMPET
JULIAN CHAN-PIANO

Saturday, 23rd November 2024 at 7pm
Tickets £15 on the door - or, at eventbrite.co.uk
under 18's free
standrewskingsbury.org.uk
020 8205 7447

Aims and Purposes

St. Andrew's Parochial Council (PCC) has the responsibility of cooperating with the incumbent in promoting throughout the ecclesiastical parish, the whole mission of the Church: pastoral, evangelistic, social and ecumenical. The PCC is also specifically responsible for the maintenance of the church site, on which stands the Church and church hall.

The church building originally stood in Wells Street, in central London, and was consecrated on the 2nd February, 1847. It closed its doors on Easter Sunday 1931 because the surrounding area, once residential, had become offices and warehouses so the congregation evaporated. The Church looked set to be demolished but there was an outcry at the idea of destroying such a beautiful building containing so many items of outstanding craftsmanship. A proposal was made to move St. Andrew's from the West End to the fast-growing area of Wembley and Kingsbury, served by the new Metropolitan Line, which needed a bigger church. St. Andrew's was demolished stone by stone and transported the ten miles to southern Kingsbury.

The entire process of moving the Church to its new site took three years, although the actual rebuild was carried out in twelve months. St. Andrew's was reconsecrated on October 13th, 1934 by Arthur Foley Winnington Ingram, Bishop of London from 1901-39. The church was designed by Dawkes and contains work by some of the top sculptors and craftsmen of the day. It is mentioned in Nicholas Pevsner's noted series *The Buildings of England*. and has a Grade 2* listing.

The church hall, which sits behind the Church on the east side, was built in 1959 by a member of the congregation who was in the construction industry. 2017 saw an extensive and much needed refurbishment of the hall. It is currently used on weekdays by a local private nursery. An Irian support meeting meets twice a week in the evening; the Wembley History Society holds its monthly meeting in the Hall on a Friday; a Portuguese speaking congregation from the Seventh Day Adventist Church uses the hall every Saturday and on other occasions throughout the year; a Church of England Church plant, the Naya Jivan Church, who worship mainly in Hindi and Urdu, meet in the Hall late Sunday afternoons. On Sundays the local Romanian Orthodox community who worship in the old parish church in the churchyard, have access to the hall's toilet facilities. The local Ward police, councillors and others hold a quarterly meeting in the hall.

The churchyard lies to the south and south-east with over 2200 burials, including over 30 war graves. In 2017 it was officially declared 'closed' by the Ministry of Justice, as there is no space for new burials, and as such, Brent Council are now responsible for its maintenance. The area continues to be under Faculty jurisdiction.

The PCC owns a flat, originally purchased as curates' accommodation in 1986 and currently rented to private tenants on an annual basis. Basic maintenance and repairs have been ongoing during this year, overseen by a local letting and management agency on our behalf.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at our church and to become part of our community at St. Andrew's. The PCC maintains an overview of worship and makes suggestions on how our services can involve the many groups that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament. When planning our activities for the year, we have considered the Commission's guidance on public benefit and, in particular, the supplementary guidance on charities for the advancement of religion. In particular, we try to enable ordinary people to live out their faith as part of our parish community through: Worship and prayer, learning about the Gospel, and developing their knowledge and trust in Jesus; through provision of pastoral care for people living in the parish and through Missionary and outreach work.

To facilitate this work it is important that we maintain the fabric of the Church of St. Andrew's and the church hall.

The Church Fabric

The incumbent and the Churchwarden continue to keep a keen eye on the fabric of the church. With the assistance of our architect, John Scott, they work to maintain the Grade 2* listed building, ensuring that routine maintenance is carried out. The logbook is kept up to date.

BOUNDARY WALL

In early June a car, on its way to drop children at the Nursery, collided with the north end of the front boundary wall. This meant a rebuild of approximately 8 feet of the wall. This work was covered by our insurance.

WATER INGRESS TO THE ROOF

The slow deteriorating state of the roof remains a matter of serious concern and one of the major issues facing St Andrews. Ad hoc repairs are made when necessary. Water is coming in through the roof at the back of the church above the gallery (at the point where the nave roof meets the spire). Access is difficult so scaffolding will probably be needed. It is estimated that repairs to the roof and spire will cost an estimated one and a half million pounds.

Water has also come in through the roof of the Nursery, caused by corrosion in a stopcock in the cold-water tank. This was repaired by members of the Seventh Day Adventist Church, who meet here on Saturdays. Some redecoration will probably be necessary.

SECURITY

Another major issue, and of growing concern, is security. Several local churches have suffered thefts and break-ins, and the Vicarage was broken into in early December while Fr Jason was conducting a service in church. This followed an earlier attempted break-in. An emergency meeting of the Standing Committee approved the installation of security cameras at the Vicarage - the matter and expense was then taken over by the Diocese, who are responsible for the Vicarage itself.

ELECTRICS

The electrics are checked frequently. An issue has arisen with the replacement of the main Nave lightbulbs when they fail, due to the age of the fittings and the fact that suitable bulbs are no longer manufactured. Replacements are being sourced.

DRAINS AND GULLIES

These are checked and cleaned out annually as part of a diocesan maintenance programme.

THE ORGAN

Further minor repairs were made to the organ. Eventually it will have to undergo a major overhaul, but this will be very costly. The estimate we have had is £70,000.

ROUTINE MAINTENANCE

Checks were carried out in January on the fire extinguishers in both the church and church hall and necessary replacements made.

The lightning conductor was tested in May so as to ensure it conforms to the required standards. In September checks were made to the boiler and the hall heating system.

The church water-heater was repaired In July.

Earlier in the year the heater was serviced in the Nursery office.

In March, a new side and kitchen door was installed in the hall.

The font-lid mechanism in the baptistery had its annual check in February and conforms to the health and safety regulations.

The logbook is updated regularly.

Electrical tests were carried out in both the hall and the church in January.

Checks were made in October to the church hall boiler and gas system.

MANAGEMENT OF THE BUILDING

A management consultancy has drawn up plans for the future redevelopment of St Andrews. Thanks to the Rekindling project, we should, in the next couple of years, be better able to manage a heritage building and be in a position to apply for funds for a major capital project involved in overseeing the repairs to St Andrew's roof and spire. These are estimated to cost at least a million and a half pounds.

Financial Review

Our Honorary Treasurer, Michelle Phillips, makes the following observations on the 2024 accounts:

INCOME

St. Andrew's continues to receive a regular income from the congregation by quarterly/monthly/weekly (planned giving) standing orders and plate collections. This equates to £35k of our annual income a decrease of 7% compared to last year. However, April saw the introduction of digital giving at services, which in turn increased overall giving at services by 25%. As a result of planned giving contributions received during 2023, we were able to recover Tax through Gift Aid (HMRC) totalling £16,456.

Other 'unrestricted' income received, include donations from the Romanian Church.

The Hall continues to generate a regular monthly income from the Nursery as well as rental income from various church and community groups. Total generated from hall lettings totalled in excess of £51k. Repairs for the Hall has been minimal this year.

The flat continues to pay for itself through the rental income; once again the property has been occupied throughout this financial year with no vacant months. The flat is managed by a management company, with the cost of their services and maintenance, the flat continues to be a viable asset. There were no major maintenance bills this year associated with its upkeep.

EXPENDITURE

Running costs associated with the Church, Hall and Flat were as expected, there were no major repairs in respect of our assets.

Due to an appeal from the Diocese (and with the agreement of the PCC) St. Andrews' contribution to the Common Fund was increased from £52k to £60k per annum.

In October 2024 a part-time Parish Administrator was employed, increasing the 'Clergy and Staffing costs' by £2067 for the period.

Mortgage: Payments made this financial year totalled £9062.28, with an outstanding balance of £105,732. The remaining term on our mortgage with the Kingdom Bank is 22 years, 9 months.

Financial details of all Income and expenditure can be found within the published reports.

CHARITY OF THE MONTH

The Charity of the Month scheme ran throughout the year:

| | | | | | |
|--------------|--------------------------------|--------|-------------|----------------------|-----------------------|
| Jan | Bp of Willesden's Mission Fund | 117.47 | July | Sightsavers | 181.83 |
| Feb | Guide Dogs for the Blind | 221.86 | Aug | Alzheimer's Society | 214.44 |
| Mar | Friends of the Holy Land | 171.59 | Sept | Sickle Cell | 210.24 |
| April | Lupus UK | 162.08 | Oct | London Air Ambulance | 171.18 |
| May | Christian Aid | 197.96 | Nov | Brain Tumour | 252.73 |
| June | Additional Curates Society | 187.34 | Dec | St. Luke's Hospice | 84.36 |
| | | | | | TOTAL 2,173.08 |

In comparison to previous years:

| | | | |
|------|-----------|------|-----------|
| 2023 | £2,901.44 | 2021 | £2,528.34 |
| 2022 | £1,898.08 | 2020 | £1,588.88 |

In addition, the PCC made additional contributions to the monthly collections for the Bishop of London's Mission Fund (£482.53) and St. Luke's Hospice (£65.64).

Between them, the parishioners and PCC donated funds for: Friends of the Holy Land (£328.41), Christians Against Poverty (PCC £200), Macmillan Cancer Support (£274.19), DEC Middle East Collection (£178.00 & PCC £122), the collection at the Carol Service for the Jeel al Amal Children's Home in Bethany (£304.04 + PCC £195.96).

Reserves Policy

The Church's reserves policy is to hold £120,000 in cash reserves, if possible, given the unpredictability of maintenance costs on such a substantial heritage building. Since 2019, the church has consistently achieved this, and its cash assets are currently over £170,000. However, it is estimated that in the current financial climate, the cash reserves will be reduced to just over £84,000 at the lowest point in the next five years and the church will need to rebuild its reserves in future.

Volunteers

We would like to thank all the volunteers who work so hard to make our church the lively, welcoming and vibrant community it is, particularly in a difficult year. A large number of people give of their time in support of the life of the church and all aspects of its worship and management.

Safeguarding children and vulnerable adults

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 regarding safeguarding children and vulnerable adults. DBS checks are in place for the incumbent, the Pastoral Assistant, the Junior Church Leader and the Safeguarding Officer. The Safeguarding Officer, who has undergone the necessary diocesan training, is Claudette Graham. The Children's Advocate is Diana Ohene-Darko.

The Safeguarding Officer meets regularly with the Incumbent and Churchwarden to discuss any matters of concern. Advice is also taken from the Diocese of London Safeguarding Team as well as the local council social services.

Structure, Governance and Management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. Andrew's the membership of the PCC consists of the incumbent, churchwarden(s), two deanery synod representatives and members elected by those who are on the electoral roll of the church. All those who regularly attend our services are encouraged to register on the electoral roll and stand for election to the PCC. The PCC members are responsible for making decisions on all matters of general concern and importance to the parish, including deciding on how church monies are spent. The full PCC meets as and when required (now that the minimal requirement for meetings has been removed). The PCC appoints a Standing Committee which can meet between full meetings of the PCC. It has power to transact the business of the PCC between its meetings, subject to any specific directions issued by the PCC. Those appointed in this year are the Fr Jason (the PCC Chairman), Gloria Williams (the Churchwarden), Mary Vávra (the PCC Secretary), plus Christine Madekwe and Wendy Richards. Minutes of its meetings are formally received by the next full meeting of the PCC. Copies of the minutes of both bodies are kept at the charity's correspondence address.

A vision for St Andrew's Kingsbury

Following a workshop and discussion with the PCC on 8th February 2023, during the Rekindling Project business planning process, the following vision

In the next five years, St Andrew's Kingsbury will be known locally as a Church that stands in the centre of the local community of Welsh Harp and Kingsbury that connects its three pillars of faith, public and heritage. It will be a stable building and financially viable, a place of:

- engagement and connectivity with the communities around
- warmth, prayer and contemplation
- heritage that has something inclusive for everyone
- purpose for future generations

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Assets and Liabilities as at 31 December 2024

| | Note | 2024 £ | 2023 £ |
|---|------|----------------|----------------|
| Tangible fixed assets | 4 | <u>300,000</u> | <u>300,000</u> |
| Current Assets | | | |
| Gift Aid tax refund receivable | | 5,500 | 10,880 |
| Cash at bank and on hand | | <u>160,630</u> | <u>150,123</u> |
| | | <u>166,130</u> | <u>161,003</u> |
| Creditors : Amounts falling due within one year | | | |
| Loan repayments - net of interest charge | 7 | <u>2,25</u> | <u>2,25</u> |
| | | <u>0</u> | <u>0</u> |
| | | <u>2,25</u> | <u>2,25</u> |
| Net current assets | | <u>169,880</u> | <u>159,753</u> |
| Creditors: Amounts falling due after one year | 7 | 103,482 | 105,487 |
| Net Assets | | <u>360,398</u> | <u>353,266</u> |
| Represented by | | | |
| Restricted Funds | 3, 8 | 16,720 | 15,497 |
| Unrestricted Funds | | | |
| General fund | 2, 8 | 335,279 | 326,326 |
| Designated funds | 2, 8 | 8,399 | 11,443 |
| | | <u>360,398</u> | <u>353,266</u> |

Approved by the Parochial Church Council on

and signed on its behalf by

Fr. Jason Rendell

Michelle Phillips

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Financial Activities (SOFA)
(incorporating an Income & Expenditure Account)
For the year ended 31 December 2024

| Incoming Resources | Note | Unrestricted | Designated | Restricted | To tal 202 | To tal 202 |
|--|------|----------------|--------------|---------------|------------------|------------------|
| Voluntary income | 5(a) | 75,854 | 2,937 | 7,52 | 386,318 | 204,671 |
| Activities for generating funds | 5(b) | 52,745 | | 7 | 54,414 | 54,787 |
| Income from investments | 5(c) | 20,881 | | 1,66 | 20,881 | 18,046 |
| Church activities | 5(d) | 104 | | 9 | 104 | 2,111 |
| Other incoming resources | 5(e) | 0 | | | 0 | 6,938 |
| Total Incoming resources | | 149,584 | 2,937 | 9,196 | 161,717 | 186,553 |
| Outgoing Resources | | | | | | |
| Church activities | 6(a) | 125,064 | 7,699 | 8,891 | 141,654 | 186,145 |
| Fund raising | 6(b) | 5,874 | | 0 | 5,874 | 6,361 |
| Other expenditure | 6(c) | 7,057 | | 0 | 7,057 | 6,734 |
| Total Outgoing resources | | 137,995 | 7,699 | 8,891 | 154,585 | 199,240 |
| Net incoming/(outgoing) resources for the year | | 11,589 | -4,762 | 305 | 7,132 | -12,687 |
| Inter fund transfers | | -2,636 | 1,718 | 918 | | |
| Funds as at 1 January 2024 | | 326,326 | 11,443 | 15,497 | 353,266 | 365,953 |
| Funds at 31 December 2024 | | 335,279 | 8,399 | 16,720 | 360,398 | 353,266 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2024

1 Accounting policies

The financial statements of the PCC have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts and Payments basis, modified to report freehold investment property at market value, mortgage liability and to recognise Gift Aid tax refund relating to the income received in the year.

Incoming resources

Planned giving, collections and donations are recognised when received. Tax refunds are recognised when the to which they related is receivable. All other income is recognised when it is received.

Outgoing resources

The Diocesan common fund share is accounted for when due. Other outgoings are generally recognised when incurred.

Fixed assets

Expenditure on individual fixed assets costing more than £500 is capitalised and written off over the expected useful life of the asset. Consecrated land and property are excluded from the accounts

Freehold investment property has been valued at its estimated market value by the Trustees based current values of similar properties in the locality. The valuation surplus is included in General Fund.

2 General funds

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

3 Restricted funds

Restricted funds are donations received for a specific purpose. The funds may only be expended for the purpose for which they were given.

4 Tangible fixed assets

| | Freehold investment property | Fixtures & fittings | Total |
|----------------------------------|------------------------------|---------------------|----------------|
| Cost | £ | £ | £ |
| Cost/valuation 1 January 2024 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Cost/valuation 31 December 2023 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Freehold investment property | | | |
| Original cost | 41,000 | | |
| Revaluations to 31 December 2014 | 194,000 | | |
| Revaluation 2016 | <u>65,000</u> | | |
| | <u>300,000</u> | | |
| Amortisation/Depreciation | | | |
| At 1 January 2024 | 0 | 7,161 | 7,161 |
| At 31 December 2024 | <u>0</u> | <u>7,161</u> | <u>7,161</u> |
| Net book value 31 December 2024 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |
| Net book value 31 December 2023 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |

Freehold investment property has been valued by the Trustees based on current condition and prices of similar property in the locality.

Freehold property is pledged as security for loan - see note 7

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2024

| | Unrestricted funds £ | Designated funds | Restricted funds | Total funds £ | 2023 Total funds £ |
|-------------------------------------|----------------------------|---------------------|---------------------|---------------------|--------------------------|
| Income | | | | | |
| (a) Voluntary income | | | | | |
| Planned giving | 27,308 | | | 27,308 | 28,711 |
| Collections & other giving | 11,159 | | | 11,159 | 9,495 |
| Other voluntary receipts | 20,931 | 2,937 | 7,527 | 31,395 | 55,585 |
| Gift Aid - tax refund | 16,456 | | | 16,456 | 10,880 |
| | <u>75,854</u> | <u>2,937</u> | <u>7,527</u> | <u>86,318</u> | <u>104,671</u> |
| (b) Activities for generating funds | | | | | |
| Fundraising events & miscellaneous | 653 198 | | 1,669 | 2,322 | 4,914 |
| Bookstall sales | 51,894 | | | 198 | 130 |
| Church hall lettings | 52,745 | | | 51,894 | 49,743 |
| | | | <u>1,669</u> | <u>54,414</u> | <u>54,787</u> |
| (c) Income from investments | | | | | |
| CCLA interest | 5,281 | | | 5,281 | 1,213 |
| Rent | 15,600 | | | 15,600 | 15,939 |
| | <u>20,881</u> | | | <u>20,881</u> | <u>17,152</u> |
| (d) Church activities | | | | | |
| Fees for weddings & funerals | 104 | | | 104 | 2,111 |
| (e) Other receipts | | | | | |
| Insurance claim | 0 | | | 0 | 6,938 |
| 6 Expenditure | | | | | |
| (a) Church activities | 968 | | | | |
| Missionary & charitable giving | 55,004 | 4,633 | 8,891 | 14,492 | 79,250 |
| Parish share | 11,169 | | | 55,004 | 51,996 |
| Clergy & staffing costs | 42,983 | 386 | | 11,555 | 1,203 |
| Church running expenses | 13,275 | 2,680 | | 45,663 | 29,455 |
| Hall running costs | 340 | | | 13,275 | 15,036 |
| Church repairs & maintenance | 225 | | | 340 | 3,440 |
| Hall repairs & maintenance | 1,100 | | | 225 | 2,640 |
| Governance costs | 125,064 | | | 1,100 | 3,125 |
| | | <u>7,699</u> | <u>8,891</u> | <u>141,654</u> | <u>186,145</u> |
| (b) Fund raising | | | | | |
| Flat expenses | 3,877 | | | 3,877 | 4,413 |
| Social events | 1,997 | | | 1,997 | 1,567 |
| Other expenses | | | | | 381 |
| | <u>5,874</u> | | | <u>5,874</u> | <u>6,361</u> |
| (c) Other expenditure | | | | | |
| Loan interest | 7,057 | | | 7,057 | 6,734 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2024

7 Mortgage loan

| | |
|---|----------------|
| Amount owed at 1 January 2024 | 107,737 |
| Interest charged | 7,057 |
| Repayments | -9062 |
| Amount outstanding at 31 December 2024 | <u>105,732</u> |
| Repayable by instalments within one year (net of interest) | 2,250 |
| Repayable by instalments over 22 years and nine months | 103,482 |
| | <u>105,732</u> |

8 Movement in funds during the year

| | I January 2024 | Incoming Resour ces | Outgoing Resources | Fund Transfers | 31 December 2024 |
|--------------------------------|-------------------|------------------------|-----------------------|-------------------|---------------------|
| General fund | <u>326,326</u> | <u>149,584</u> | <u>137,995</u> | <u>-2,636</u> | <u>335,279</u> |
| Designated funds | | | | | |
| Incumbent's Discretionary Fund | 766 | | 180 | | 586 |
| Legacy Fund | 2,849 | | 926 | | 1,923 |
| Flower Fund | 384 | 650 | 1,087 | 53 | 0 |
| Charity Collections Fund | 501 | 2,287 | 4,453 | 1,665 | 0 |
| Church Warden's Fund | 6,943 | | 1,053 | | 5,890 |
| | <u>11,443</u> | <u>2,937</u> | <u>7,699</u> | <u>1,718</u> | <u>8,399</u> |
| Restricted Funds | | | | | |
| Bell Tower & Roof | 15,051 | 1,66 | | | 16,720 |
| Rekindling Project | 446 | 9 | 8,89 | 918 | 0 |
| | <u>15,497</u> | <u>7,52</u> | <u>1</u> | <u>918</u> | <u>16,720</u> |
| | | 7 | 8,89 | | |
| | | 9,19 | 1 | | |
| | | 6 | | | |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

Known as St Andrew's PCC Kingsbury

Registered Charity number 1166287

Unaudited Financial Statements of the Parochial Church Council

For the year ended 31 December 2024

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and Liabilities, and Notes for the year ended 31 December 2024.

Respective responsibilities of the Trustees and the Examiner

The Charity Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent Examination is needed.

It is my responsibility to:

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

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives 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; and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act 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.



Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 30 June 2025

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Assets and Liabilities as at 31 December 2024

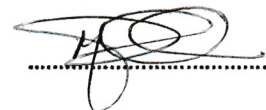
| | Note | 2024 £ | 2023 £ |
|--|------|----------------|----------------|
| Tangible fixed assets | 4 | <u>300,000</u> | <u>300,000</u> |
| Current Assets | | | |
| Gift Aid tax refund receivable | | 5,500 | 10,880 |
| Cash at bank and on hand | | <u>160,630</u> | <u>150,123</u> |
| | | <u>166,130</u> | <u>161,003</u> |
| Creditors : Amounts falling due within one year | | | |
| Loan repayments - net of interest charge | 7 | <u>2,250</u> | <u>2,250</u> |
| | | <u>2,250</u> | <u>2,250</u> |
| Net current assets | | <u>163,880</u> | <u>158,753</u> |
| Creditors: Amounts falling due after one year | 7 | 103,482 | 105,487 |
| Net Assets | | <u>360,398</u> | <u>353,266</u> |
| Represented by | | | |
| Restricted Funds | 3, 8 | 16,720 | 15,497 |
| Unrestricted Funds | | | |
| General fund | 2, 8 | 335,279 | 326,326 |
| Designated funds | 2, 8 | 8,399 | 11,443 |
| | | <u>360,398</u> | <u>353,266</u> |

Approved by the Parochial Church Council on 22/06/25 and signed on its behalf by

Fr. Jason Rendell



Michelle Phillips



The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Financial Activities (SOFA)
(incorporating an Income & Expenditure Account)
For the year ended 31 December 2024

| | Note | Unrestricted | Designated | Restricted | Total 2024 | Total 2023 |
|---|------|----------------|--------------|---------------|----------------|----------------|
| Incoming Resources | | | | | | |
| Voluntary income | 5(a) | 75,854 | 2,937 | 7,527 | 86,318 | 104,671 |
| Activities for generating funds | 5(b) | 52,745 | | 1,669 | 54,414 | 54,787 |
| Income from investments | 5(c) | 20,881 | | | 20,881 | 18,046 |
| Church activities | 5(d) | 104 | | | 104 | 2,111 |
| Other incoming resources | 5(e) | 0 | | | 0 | 6,938 |
| Total Incoming resources | | 149,584 | 2,937 | 9,196 | 161,717 | 186,553 |
| Outgoing Resources | | | | | | |
| Church activities | 6(a) | 125,064 | 7,699 | 8,891 | 141,654 | 186,145 |
| Fund raising | 6(b) | 5,874 | | 0 | 5,874 | 6,361 |
| Other expenditure | 6(c) | 7,057 | | 0 | 7,057 | 6,734 |
| Total Outgoing resources | | 137,995 | 7,699 | 8,891 | 154,585 | 199,240 |
| Net incoming /(outgoing) resources for the year | | 11,589 | -4,762 | 305 | 7,132 | -12,687 |
| Inter fund transfers | | -2,636 | 1,718 | 918 | | |
| Funds as at 1 January 2024 | | 326,326 | 11,443 | 15,497 | 353,266 | 365,953 |
| Funds at 31 December 2024 | | 335,279 | 8,399 | 16,720 | 360,398 | 353,266 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2024

1 Accounting policies

The financial statements of the PCC have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts and Payments basis, modified to report freehold investment property at market value, mortgage liability and to recognise Gift Aid tax refund relating to the income received in the year.

Incoming resources

Planned giving, collections and donations are recognised when received. Tax refunds are recognised when the to which they related is receivable. All other income is recognised when it is received.

Outgoing resources

The Diocesan common fund share is accounted for when due. Other outgoings are generally recognised when incurred.

Fixed assets

Expenditure on individual fixed assets costing more than £500 is capitalised and written off over the expected useful life of the asset. Consecrated land and property are excluded from the accounts

Freehold investment property has been valued at its estimated market value by the Trustees based current values of similar properties in the locality. The valuation surplus is included in General Fund.

2 General funds

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

3 Restricted funds

Restricted funds are donations received for a specific purpose. The funds may only be expended for the purpose for which they were given.

| 4 Tangible fixed assets | Freehold investment property | Fixtures & fittings | Total |
|----------------------------------|------------------------------|---------------------|----------------|
| Cost | £ | £ | £ |
| Cost/valuation 1 January 2024 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Cost/valuation 31 December 2023 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Freehold investment property | | | |
| Original cost | 41,000 | | |
| Revaluations to 31 December 2014 | 194,000 | | |
| Revaluation 2016 | <u>65,000</u> | | |
| | <u>300,000</u> | | |
| Amortisation/Depreciation | | | |
| At 1 January 2024 | 0 | 7,161 | 7,161 |
| At 31 December 2024 | <u>0</u> | <u>7,161</u> | <u>7,161</u> |
| Net book value 31 December 2024 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |
| Net book value 31 December 2023 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |

Freehold investment property has been valued by the Trustees based on current condition and prices of similar property in the locality.

Freehold property is pledged as security for loan - see note 7

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2024

| | Unrestricted funds £ | Designated funds | Restricted funds | Total funds £ | 2023 Total funds £ |
|--|----------------------------|---------------------|---------------------|---------------------|-----------------------------|
| 5 Income | | | | | |
| (a) Voluntary income | | | | | |
| Planned giving | 27,308 | | | 27,308 | 28,711 |
| Collections & other giving | 11,159 | | | 11,159 | 9,495 |
| Other voluntary receipts | 20,931 | 2,937 | 7,527 | 31,395 | 55,585 |
| Gift Aid - tax refund | 16,456 | | | 16,456 | 10,880 |
| | <u>75,854</u> | <u>2,937</u> | <u>7,527</u> | <u>86,318</u> | <u>104,671</u> |
| (b) Activities for generating funds | | | | | |
| Fundraising events & miscellaneous | 653 | | 1,669 | 2,322 | 4,914 |
| Bookstall sales | 198 | | | 198 | 130 |
| Church hall lettings | 51,894 | | | 51,894 | 49,743 |
| | <u>52,745</u> | | <u>1,669</u> | <u>54,414</u> | <u>54,787</u> |
| (c) Income from investments | | | | | |
| CCLA interest | 5,281 | | | 5,281 | 1,213 |
| Rent | 15,600 | | | 15,600 | 15,939 |
| | <u>20,881</u> | | | <u>20,881</u> | <u>17,152</u> |
| (d) Church activities | | | | | |
| Fees for weddings & funerals | 104 | | | 104 | 2,111 |
| (e) Other receipts | | | | | |
| Insurance claim | 0 | | | 0 | 6,938 |
| 6 Expenditure | | | | | |
| (a) Church activities | | | | | |
| Missionary & charitable giving | 968 | 4,633 | 8,891 | 14,492 | 79,250 |
| Parish share | 55,004 | | | 55,004 | 51,996 |
| Clergy & staffing costs | 11,169 | 386 | | 11,555 | 1,203 |
| Church running expenses | 42,983 | 2,680 | | 45,663 | 29,455 |
| Hall running costs | 13,275 | | | 13,275 | 15,036 |
| Church repairs & maintenance | 340 | | | 340 | 3,440 |
| Hall repairs & maintenance | 225 | | | 225 | 2,640 |
| Governance costs | 1,100 | | | 1,100 | 3,125 |
| | <u>125,064</u> | <u>7,699</u> | <u>8,891</u> | <u>141,654</u> | <u>186,145</u> |
| (b) Fund raising | | | | | |
| Flat expenses | 3,877 | | | 3,877 | 4,413 |
| Social events | 1,997 | | | 1,997 | 1,567 |
| Other expenses | | | | | 381 |
| | <u>5,874</u> | | | <u>5,874</u> | <u>6,361</u> |
| (c) Other expenditure | | | | | |
| Loan interest | 7,057 | | | 7,057 | 6,734 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2024

7 Mortgage loan

| | |
|---|----------------|
| Amount owed at 1 January 2024 | 107,737 |
| Interest charged | 7,057 |
| Repayments | -9062 |
| Amount outstanding at 31 December 2024 | <u>105,732</u> |
| Repayable by instalments within one year (net of interest) | 2,250 |
| Repayable by instalments over 22 years and nine months | 103,482 |
| | <u>105,732</u> |

8 Movement in funds during the year

| | 1 January 2024 | Incoming Resources | Outgoing Resources | Fund Transfers | 31 December 2024 |
|--------------------------------|-------------------|-----------------------|-----------------------|-------------------|---------------------|
| General fund | <u>326,326</u> | <u>149,584</u> | <u>137,995</u> | <u>-2,636</u> | <u>335,279</u> |
| Designated funds | | | | | |
| Incumbent's Discretionary Fund | 766 | | 180 | | 586 |
| Legacy Fund | 2,849 | | 926 | | 1,923 |
| Flower Fund | 384 | 650 | 1,087 | 53 | 0 |
| Charity Collections Fund | 501 | 2,287 | 4,453 | 1,665 | 0 |
| Church Warden's Fund | 6,943 | | 1,053 | | 5,890 |
| | <u>11,443</u> | <u>2,937</u> | <u>7,699</u> | <u>1,718</u> | <u>8,399</u> |
| Restricted Funds | | | | | |
| Bell Tower & Roof | 15,051 | 1,669 | | | 16,720 |
| Rekindling Project | 446 | 7,527 | 8,891 | 918 | 0 |
| | <u>15,497</u> | <u>9,196</u> | <u>8,891</u> | <u>918</u> | <u>16,720</u> |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

Known as St Andrew's PCC Kingsbury

Registered Charity number 1166287

Unaudited Financial Statements of the Parochial Church Council

For the year ended 31 December 2024

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and Liabilities, and Notes for the year ended 31 December 2024.

Respective responsibilities of the Trustees and the Examiner

The Charity Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent Examination is needed.

It is my responsibility to:

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

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives 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; and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act 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.



Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 30 June 2025

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Assets and Liabilities as at 31 December 2024

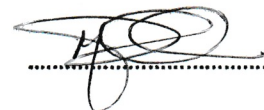
| | Note | 2024 £ | 2023 £ |
|--|------|----------------|----------------|
| Tangible fixed assets | 4 | <u>300,000</u> | <u>300,000</u> |
| Current Assets | | | |
| Gift Aid tax refund receivable | | 5,500 | 10,880 |
| Cash at bank and on hand | | <u>160,630</u> | <u>150,123</u> |
| | | <u>166,130</u> | <u>161,003</u> |
| Creditors : Amounts falling due within one year | | | |
| Loan repayments - net of interest charge | 7 | <u>2,250</u> | <u>2,250</u> |
| | | <u>2,250</u> | <u>2,250</u> |
| Net current assets | | <u>163,880</u> | <u>158,753</u> |
| Creditors: Amounts falling due after one year | 7 | 103,482 | 105,487 |
| Net Assets | | <u>360,398</u> | <u>353,266</u> |
| Represented by | | | |
| Restricted Funds | 3, 8 | 16,720 | 15,497 |
| Unrestricted Funds | | | |
| General fund | 2, 8 | 335,279 | 326,326 |
| Designated funds | 2, 8 | 8,399 | 11,443 |
| | | <u>360,398</u> | <u>353,266</u> |

Approved by the Parochial Church Council on 22/06/25 and signed on its behalf by

Fr. Jason Rendell



Michelle Phillips



The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Financial Activities (SOFA)
(incorporating an Income & Expenditure Account)
For the year ended 31 December 2024

| | Note | Unrestricted | Designated | Restricted | Total 2024 | Total 2023 |
|---|------|----------------|--------------|---------------|----------------|----------------|
| Incoming Resources | | | | | | |
| Voluntary income | 5(a) | 75,854 | 2,937 | 7,527 | 86,318 | 104,671 |
| Activities for generating funds | 5(b) | 52,745 | | 1,669 | 54,414 | 54,787 |
| Income from investments | 5(c) | 20,881 | | | 20,881 | 18,046 |
| Church activities | 5(d) | 104 | | | 104 | 2,111 |
| Other incoming resources | 5(e) | 0 | | | 0 | 6,938 |
| Total Incoming resources | | 149,584 | 2,937 | 9,196 | 161,717 | 186,553 |
| Outgoing Resources | | | | | | |
| Church activities | 6(a) | 125,064 | 7,699 | 8,891 | 141,654 | 186,145 |
| Fund raising | 6(b) | 5,874 | | 0 | 5,874 | 6,361 |
| Other expenditure | 6(c) | 7,057 | | 0 | 7,057 | 6,734 |
| Total Outgoing resources | | 137,995 | 7,699 | 8,891 | 154,585 | 199,240 |
| Net incoming /(outgoing) resources for the year | | 11,589 | -4,762 | 305 | 7,132 | -12,687 |
| Inter fund transfers | | -2,636 | 1,718 | 918 | | |
| Funds as at 1 January 2024 | | 326,326 | 11,443 | 15,497 | 353,266 | 365,953 |
| Funds at 31 December 2024 | | 335,279 | 8,399 | 16,720 | 360,398 | 353,266 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2024

1 Accounting policies

The financial statements of the PCC have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts and Payments basis, modified to report freehold investment property at market value, mortgage liability and to recognise Gift Aid tax refund relating to the income received in the year.

Incoming resources

Planned giving, collections and donations are recognised when received. Tax refunds are recognised when the to which they related is receivable. All other income is recognised when it is received.

Outgoing resources

The Diocesan common fund share is accounted for when due. Other outgoings are generally recognised when incurred.

Fixed assets

Expenditure on individual fixed assets costing more than £500 is capitalised and written off over the expected useful life of the asset. Consecrated land and property are excluded from the accounts

Freehold investment property has been valued at its estimated market value by the Trustees based current values of similar properties in the locality. The valuation surplus is included in General Fund.

2 General funds

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

3 Restricted funds

Restricted funds are donations received for a specific purpose. The funds may only be expended for the purpose for which they were given.

| 4 Tangible fixed assets | Freehold investment property | Fixtures & fittings | Total |
|----------------------------------|------------------------------|---------------------|----------------|
| Cost | £ | £ | £ |
| Cost/valuation 1 January 2024 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Cost/valuation 31 December 2023 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Freehold investment property | | | |
| Original cost | 41,000 | | |
| Revaluations to 31 December 2014 | 194,000 | | |
| Revaluation 2016 | <u>65,000</u> | | |
| | <u>300,000</u> | | |
| Amortisation/Depreciation | | | |
| At 1 January 2024 | 0 | 7,161 | 7,161 |
| At 31 December 2024 | <u>0</u> | <u>7,161</u> | <u>7,161</u> |
| Net book value 31 December 2024 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |
| Net book value 31 December 2023 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |

Freehold investment property has been valued by the Trustees based on current condition and prices of similar property in the locality.

Freehold property is pledged as security for loan - see note 7

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2024

| | Unrestricted funds £ | Designated funds | Restricted funds | Total funds £ | 2023 Total funds £ |
|--|----------------------------|---------------------|---------------------|---------------------|-----------------------------|
| 5 Income | | | | | |
| (a) Voluntary income | | | | | |
| Planned giving | 27,308 | | | 27,308 | 28,711 |
| Collections & other giving | 11,159 | | | 11,159 | 9,495 |
| Other voluntary receipts | 20,931 | 2,937 | 7,527 | 31,395 | 55,585 |
| Gift Aid - tax refund | 16,456 | | | 16,456 | 10,880 |
| | <u>75,854</u> | <u>2,937</u> | <u>7,527</u> | <u>86,318</u> | <u>104,671</u> |
| (b) Activities for generating funds | | | | | |
| Fundraising events & miscellaneous | 653 | | 1,669 | 2,322 | 4,914 |
| Bookstall sales | 198 | | | 198 | 130 |
| Church hall lettings | 51,894 | | | 51,894 | 49,743 |
| | <u>52,745</u> | | <u>1,669</u> | <u>54,414</u> | <u>54,787</u> |
| (c) Income from investments | | | | | |
| CCLA interest | 5,281 | | | 5,281 | 1,213 |
| Rent | 15,600 | | | 15,600 | 15,939 |
| | <u>20,881</u> | | | <u>20,881</u> | <u>17,152</u> |
| (d) Church activities | | | | | |
| Fees for weddings & funerals | 104 | | | 104 | 2,111 |
| (e) Other receipts | | | | | |
| Insurance claim | 0 | | | 0 | 6,938 |
| 6 Expenditure | | | | | |
| (a) Church activities | | | | | |
| Missionary & charitable giving | 968 | 4,633 | 8,891 | 14,492 | 79,250 |
| Parish share | 55,004 | | | 55,004 | 51,996 |
| Clergy & staffing costs | 11,169 | 386 | | 11,555 | 1,203 |
| Church running expenses | 42,983 | 2,680 | | 45,663 | 29,455 |
| Hall running costs | 13,275 | | | 13,275 | 15,036 |
| Church repairs & maintenance | 340 | | | 340 | 3,440 |
| Hall repairs & maintenance | 225 | | | 225 | 2,640 |
| Governance costs | 1,100 | | | 1,100 | 3,125 |
| | <u>125,064</u> | <u>7,699</u> | <u>8,891</u> | <u>141,654</u> | <u>186,145</u> |
| (b) Fund raising | | | | | |
| Flat expenses | 3,877 | | | 3,877 | 4,413 |
| Social events | 1,997 | | | 1,997 | 1,567 |
| Other expenses | | | | | 381 |
| | <u>5,874</u> | | | <u>5,874</u> | <u>6,361</u> |
| (c) Other expenditure | | | | | |
| Loan interest | 7,057 | | | 7,057 | 6,734 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2024

7 Mortgage loan

| | |
|---|----------------|
| Amount owed at 1 January 2024 | 107,737 |
| Interest charged | 7,057 |
| Repayments | -9062 |
| Amount outstanding at 31 December 2024 | <u>105,732</u> |
| Repayable by instalments within one year (net of interest) | 2,250 |
| Repayable by instalments over 22 years and nine months | 103,482 |
| | <u>105,732</u> |

8 Movement in funds during the year

| | 1 January 2024 | Incoming Resources | Outgoing Resources | Fund Transfers | 31 December 2024 |
|--------------------------------|-------------------|-----------------------|-----------------------|-------------------|---------------------|
| General fund | <u>326,326</u> | <u>149,584</u> | <u>137,995</u> | <u>-2,636</u> | <u>335,279</u> |
| Designated funds | | | | | |
| Incumbent's Discretionary Fund | 766 | | 180 | | 586 |
| Legacy Fund | 2,849 | | 926 | | 1,923 |
| Flower Fund | 384 | 650 | 1,087 | 53 | 0 |
| Charity Collections Fund | 501 | 2,287 | 4,453 | 1,665 | 0 |
| Church Warden's Fund | 6,943 | | 1,053 | | 5,890 |
| | <u>11,443</u> | <u>2,937</u> | <u>7,699</u> | <u>1,718</u> | <u>8,399</u> |
| Restricted Funds | | | | | |
| Bell Tower & Roof | 15,051 | 1,669 | | | 16,720 |
| Rekindling Project | 446 | 7,527 | 8,891 | 918 | 0 |
| | <u>15,497</u> | <u>9,196</u> | <u>8,891</u> | <u>918</u> | <u>16,720</u> |

Accounts



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— DIOCESE OF —
LONDON

The Parish Church of
St Andrew's, Kingsbury



**THE PAROCHIAL
CHURCH COUNCIL
OF THE
ECCLESIASTICAL
PARISH
OF KINGSBURY:
ST. ANDREW**

known as:

ST. ANDREW'S PCC, KINGSBURY

Registered Charity Number: 1166287

ANNUAL REPORT
for the year ending 31st December 2023

Administrative information



The parish church of St. Andrew, Kingsbury, is situated on Church Lane, in the London Borough of Brent - a borough in North West London, which forms part of Greater London.

St. Andrew's is part of the worldwide Anglican Church, as members of the Church of England, in the Diocese of London and the Deanery of Brent.

The parish is under the pastoral care of the Bishop of Fulham and is affiliated to *The Society & Forward in Faith*, whose worship is in the Catholic tradition with the Eucharist at its heart.

The Society is an ecclesial body, led by a Council of Bishops:

- to promote and maintain Catholic teaching and practice within the Church of England
- to provide episcopal oversight to which churches, institutions and individuals freely submit themselves
- to guarantee a ministry in the historic apostolic succession in which they can have confidence.

Parish Patron: The Crown

Correspondence address: St. Andrew's Vicarage, 28 Old Church Lane, Kingsbury, London NW9 8RZ
020 8205 7447 standrews.kingsbury@london.anglican.org

Parish website: www.standrewskingsbury.org.uk

The following parish members have served continuously on the PCC since the last APCM and for the duration of this report:

Incumbent: The Reverend Jason Rendell* (*Chairman*)

Churchwarden: Ms Gloria Williams* (*Vice-Chair*)

Deanery Synod: Miss Wendy Richards* (*Pastoral Assistant*) and Sonia Williams

Elected members: Lawrence Abosi Jonathan Okehs

**Standing Committee member* Patience Boateng Betty Toppin

Estelle Gossage Mary Vávra*

Mark Lloyd-Williams Eileen Yarde

Christine Madekwe*

Invited to attend: Gilian Hemsworth (*non-voting*)

Introduction

It has been a year dominated by our 'Rekindling' project, with the aim of strengthening our relationship with the neighbour/wider parish, as a vital element in the life of a highly varied changing community. Showing that besides being a place of worship, St Andrew's is of benefit to the local community as a community hub. Ours is a unique building but it is in desperate need of repair and redevelopment to achieve better use of space. We need to raise something like two million pounds for much needed repairs to the roof and spire and the development of of hospitality ministry (with better kitchen facilities), more toilets and possibly additional meeting space. And to ensure the structural viability of the building. But in order to achieve this we need to demonstrate our ability to manage a heritage building and develop better facilities that will allow for community and social engagement. To help us develop a realistic strategy to achieve this end, and present a successful business case, we engaged the services of outside consultants who have drawn up a way ahead so that we can secure the funds needed. The consultants briefed the PCC in February and noted their suggestions for the way ahead. They held two audience workshops with the PCC in February and May.



Lent began towards the end of February but first there was 'Pancakes & Punch' in the Vicarage on Shrove Tuesday. Lent began the following day with the Mass and Ashing. Stations of the Cross with Exposition and Benediction is a staple of our Lenten devotion, and this took place each Friday in Lent. In addition we took part in a Lent study course with our neighbouring Fulham parishes, as in previous years. We hosted one of the sessions. The theme of this year's study evenings was Walking the Way of the Cross and looked at the topics of Mary, Baptism, The Mass and The Cross. Holy Week and Easter fell in April and we kept them with the usual services. Bishop Peter Wheatley was our preacher for the Triduum and we were delighted that he also confirmed Cedric and Andrew during the first Mass of Easter. The local Romanian Orthodox community again used the 'new' Church for their Good Friday and Easter services.

Our much-loved former organist Greg Kaposi came over from Hungary and held a concert in St Andrews, one of several concerts to be held in church during the year.

May was the month the nation celebrated the Coronation of King Charles. The actual ceremony at Westminster Abbey was on a Saturday but the country's celebrations went on over a long weekend. At St Andrew's we marked the occasion with a special lunch after Mass on the Sunday.

The annual APCM was held after Mass on the Sunday when we celebrated Pentecost.

The Rekindling St Andrews project, made possible by the generous grant of more than £76k from the National Lottery Heritage Fund, got underway in earnest in the spring and summer; reference to the activities we held are mentioned elsewhere in this report.



Starting in June, the church was once again open on Saturday afternoons during the summer for passers-by to drop in and see the wonderful carvings and images inside St Andrews' and find out about the history of our wonderful church.

In July, Nat(hanael) our organist left and both he and his musical ability are much-missed. Nat came to us a few years ago to join the choir and then offered his playing services when Greg relocated to Hungary at the beginning of the first Covid-19 lock-down. Nat has also performed at some recent concerts. We sent him and Grace off with our good wishes in the usual St. Andrew's fashion – party and a generous gift!



In August the church had its annual away day to Weston-super-Mare, when good weather and the seaside sun was enjoyed by all! At the end of the month, we had our annual day pilgrimage to Walsingham for Healing & Renewal. We were delighted that friends from St. Mary's, Kenton joined us, as well as St Mary's, Willesden Green.

In September we had a highly successful Heritage Day as part of the Rekindling project. Towards the end of the month there was a concert of Balkan Music. A number of members also attended an informative and moving exhibition on the Holy Shroud of Turin, at All Saints, Notting Hill.



Our annual Macmillan Coffee morning took place at the very beginning of October and a table groaning with cakes was much enjoyed as funds were raised.

In the month of November we kept the great solemnity of All Saints and then a Requiem Mass was held for All Souls', with seven-day remembrance candles being lit and names of more than two hundred departed read out.

St Andrews Saturday, our Patronal Festival, was transferred to the first Saturday in December. The preacher was Fr Colin Patterson and a great celebration was had.

Later in December, there was a break-in at the Vicarage while I was celebrating Mass in church. Several local churches have been the victims of intruders and break-ins. The Standing Committee approved the installation of security measures at the Vicarage. However, the diocese installed CCTV cameras and upgraded the alarms – so the PCC was saved the expense. However, I was very grateful for everyone’s concern.

There followed the usual Carol Service complete with seasonal refreshments and finally the year ended with the creation of the crib and the Christmas services.

Overall, with the Rekindling project, it had been a busy year. But much support and interest was show through our events and both the PCC and congregation felt encouraged by the positivity and activity.

This year saw the passing to eternal rest of Norma Leacock, Rolando Lopes and Gladys Adams. May they rest in peace.

As ever, there are many people to thank for their hard work and support during this past year; particularly the Churchwarden, Pastoral Assistant and the members of the Standing Committee and Parochial Church Council; those who assist in our worship and those who work hard to clean and maintain our fine Church.



As part of the Rekindling project, the Steering Committee met almost monthly, which left little time for the statutory bodies of the parish to meet: the Standing Committee met once in the year (23/12); with the Parochial Church Council meeting three times (23/05, 23/07, 23/11), all three sharing closely in the mission, ministry and management of the parish.

The members of St. Andrew’s are devout in their worship, generous in their time and support and caring in their fellowship and relationship with each other. It is a privilege for me to minister amongst such

a group of faithful followers and I am full of gratitude for all that they share with me.

Fr. Jason

A vision for St Andrew’s Kingsbury

Following a workshop and discussion with the PCC on 8th February 2023, during the Rekindling Project business planning process, the following vision for St Andrew’s was agreed:

In the next five years, St Andrew’s Kingsbury will be known locally as a Church that stands in the centre of the local community of Welsh Harp and Kingsbury that connects its three pillars of faith, public and heritage. It will be a stable building and financially viable, a place of:

- engagement and connectivity with the communities around
- warmth, prayer and contemplation
- heritage that has something inclusive for everyone
- purpose for future generations

Rekinding Project Report

St Andrew's Kingsbury is a grade two listed building, which is on the National Heritage Register as at risk because of the poor conditions of its roof and spire, and in desperate need of repair. In August 2022, we were successfully awarded a grant from the National Lottery Heritage Fund to start a project, Rekindling St Andrew's after an application was made with the support of the Diocese for which we are truly grateful. We also secured funding from the Number One Trust (£5000) and The Ascot Priory Trust (£3000).

The PCC were grateful for this support and appointed a Steering Committee including members of the PCC/Congregation, a Project Manager and experienced consultants to deliver the Rekindling project:

Community Officers - Irina Porter and Caroline Bourne
Project Coordinator - Hannah Southgate
Volunteer Coordinator - Tia Shah
Heritage Engagement Consultant - Rowena Riley
Business Planner and Audience Development Consultant - Miki Lentin
and Maurice Davies and Helen Wilkinson
Conservation Architect - John Scott
Heritage Consultant - Kit Wedd
Stained Glass Specialist - Holywell Glass
Evaluation Consultant - Suzanne Wenczek
Quantity Surveyor - Trevor Groom
Singalong Facilitator - Annalie Wilson

The Project was aimed at understanding the conservation needs of the building and how best it can be used to meet the needs of the community it serves by engaging with them and opening the building for them to enjoy.

The Project was Launched at a Sunday Mass in late 2022, with prayers and a blessing of the local team. Throughout the latter part of 2022 and the whole of 2023, diverse activities were then embarked on involving the local community.

These activities were a summer Open Day; a spring Heritage Open Day, which was very well supported and planned as part of the 'London Open House' scheme; the creation of a Community Singalong Choir *Resonate*; Church Opening on Saturday's in the summer; Inter-generational conversations with local schools; Community Surveys on what immediate neighbours and other agencies we work with would like to see at the Church; training for the PCC and Church Volunteers: Mental Health Awareness Training, First Aid at Work, Welcomers' Workshop.

One of the Community activities, *Resonate* proved quite popular and we have followed up on providing a fourth eight week session in the Winter, for which we received funding from the Bishop of Willesden's Mission Fund to cover two-thirds of the cost of the musical facilitator. A report on this part of the project, which was submitted to the Bishop's Fund, follows.

The PCC also worked with Miki and his team on producing a vision statement and business plan for the next five years. This work enabled members of the PCC to contribute to how they saw St. Andrew's in the present and future and turned into a very important document that can be used for the next major project.

We are hoping that the success of the Project Will lead to securing the funding we need for the repairs to the church and the Community Projects we would like to embark on.

1 of 1



VOLUNTEERS NEEDED

The Rekindling St Andrew's, Kingsbury project is looking for volunteers to help with:

Historical Research
Delivering events
Social media



Email tiashah@hotmail.co.uk for more information




OPEN DAY SAT 8 JULY

11am to 4pm

In The Church
Free kids craft workshops
Exhibition: History and Future of St Andrew's
Organ music @ 1pm

In The Hall & Outside
Info & craft stalls
Face-painting
BBQ & Drinks
Ice-cream van
Bouncy castle (free)
Pony rides (free)
Car boot sale

St Andrew's Church (Church Lane London NW9 8RZ)
standrewstogether@gmail.com
www.standrewskingsbury.org.uk/rekindling




PART OF 'REKINDLING ST ANDREW'S, KINGSBURY'
A PROJECT FUNDED BY THE NATIONAL LOTTERY HERITAGE FUND

ST ANDREW'S, KINGSBURY

HERITAGE DAY

Saturday, 16 September 2023
10am - 4 pm





- * EXPLORE the historic, Grade II* church
- * FREE guided walks and talks
- * LEARN about the Rekindling project and our plans for the future

More information and to sign up:
www.standrewskingsbury.org.uk



REKINDLING ST ANDREWS, KINGSBURY
FEBRUARY TO AUGUST 2023

MAKE HISTORY TOGETHER






find out why St Andrew's was "the biggest jigsaw puzzle in the world"

JOIN US OVER THE NEXT 6 MONTHS TO EXPLORE ST ANDREW'S PAST & HELP SECURE ITS FUTURE FOR YOU AND YOUR COMMUNITY

BE THE FIRST TO HEAR ABOUT OUR COMMUNITY WORKSHOPS & EVENTS

SHARE YOUR IDEAS
GET INVOLVED
VOLUNTEER

SIGN UP & FIND OUT MORE:
www.standrewskingsbury.org.uk
standrewstogether@gmail.com

St Andrew's Kingsbury - Winter Resonate Report 2023



The PCC and members of the congregation at St Andrew's Kingsbury extend their thanks and deep appreciation to The Bishop of Willesden Fund, for funding this community activity, which was born out of the Rekindling St. Andrew's Community Singalong Project, that held the first Resonate community activity and which has been funded as part of a grant from the National Lottery Heritage Fund. This activity was widely appreciated by all, leaving participants wanting more of this.

The Winter Resonate started off with great anticipation and excitement by all, of what the next eight weeks had for the participants. We had more new people from the community and some from the congregation, of varying singing abilities and age ranges, the oldest being ninety-one years old, different backgrounds and works of life. Each session was two hours long, starting at 7p.m. and finishing at 9p.m. with a refreshment break

in-between provided by St Andrew's. The break gave people an opportunity to chat and catch-up with each other.

Over the eight weeks, the sessions were led by Annalie Wilson, a community sing-along facilitator, who assured everyone, that anyone can sing once you have found the range of your voice, after sharing our experiences of singing. This assurance alleviated our hesitance.



There were various forms of breathing exercises done before every session, individually, in pairs and collectively. Attendance numbers varied from week-to-week but averaged around 25 people each week. Three weeks into the eight weeks' sessions, the group braved the cold winter evenings, and began to find their various ranges, which led to the start of harmonious singing. Over the eight weeks of singing, a choir was formed as we continued to sing in harmony, and learned various songs, some well-known and others new or not so well known.

The eighth session culminated in a mini concert, which was attended by members of the family and friends of the participants, some members of St. Andrew's congregation, and members of the community. This mini concert was enjoyed by all and left participants wanting Resonate community sing-along to be a permanent feature, offered by St Andrew's Kingsbury in the coming years.

Gloria Williams
Churchwarden & Participant



Aims and Purposes

St. Andrew's Parochial Council (PCC) has the responsibility of cooperating with the incumbent in promoting throughout the ecclesiastical parish, the whole mission of the Church: pastoral, evangelistic, social and ecumenical. The PCC is also specifically responsible for the maintenance of the church site, on which stands the Church and church hall.

The church building originally stood in Wells Street, in central London, and was consecrated on the 2nd February, 1847. It closed its doors on Easter Sunday 1931 because the surrounding area, once residential, had become offices and warehouses so the congregation evaporated. The Church looked set to be demolished but there was an outcry at the idea of destroying such a beautiful building containing so many items of outstanding craftsmanship. A proposal was made to move St. Andrew's from the West End to the fast-growing area of Wembley and Kingsbury, served by the new Metropolitan Line, which needed a bigger church. St. Andrew's was demolished stone by stone and transported the ten miles to southern Kingsbury.

The entire process of moving the Church to its new site took three years, although the actual rebuild was carried out in twelve months. St. Andrew's was reconsecrated on October 13th, 1934 by Arthur Foley Winnington Ingram, Bishop of London from 1901-39. The church was designed by Dawkes and contains work by some of the top sculptors and craftsmen of the day. It is mentioned in Nicholas Pevsner's noted series *The Buildings of England*. and has a Grade 2* listing.

The church hall, which sits behind the Church on the east side, was built in 1959 by a member of the congregation who was in the construction industry. 2017 saw an extensive and much needed refurbishment of the hall. It is currently used on weekdays by a local private nursery. A Portuguese speaking congregation from the Seventh Day Adventist Church uses the hall every Saturday and on other occasions throughout the year. Local councillors hold a surgery once a month on a Saturday, and the local Ward police, councillors and others hold a quarterly meeting in the hall. A Church of England Church plant, the Naya Jivan Church, who worship mainly in Hindi and Urdu, meet in the Hall on Saturday evenings and Sunday afternoons. On Sundays the local Romanian Orthodox community who worship in the old parish church in the churchyard, have access to the hall's toilet facilities.

The churchyard lies to the south and south-east with over 2200 burials, including over 30 war graves. In 2017 it was officially declared 'closed' by the Ministry of Justice, as there is no space for new burials, and as such, Brent Council are now responsible for its maintenance. The area continues to be under Faculty jurisdiction.

The PCC owns a flat, originally purchased as curates' accommodation in 1986 and currently rented to private tenants on an annual basis. Basic maintenance and repairs have been ongoing during this year, overseen by a local letting and management agency on our behalf.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at our church and to become part of our community at St. Andrew's. The PCC maintains an overview of worship and makes suggestions on how our services can involve the many groups that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament. When planning our activities for the year, we have considered the Commission's guidance on public benefit and, in particular, the supplementary guidance on charities for the advancement of religion. In particular, we try to enable ordinary people to live out their faith as part of our parish community through: Worship and prayer, learning about the Gospel, and developing their knowledge and trust in Jesus; through provision of pastoral care for people living in the parish and through Missionary and outreach work.

To facilitate this work it is important that we maintain the fabric of the Church of St. Andrew's and the church hall.

The Church Fabric

The incumbent and the Churchwarden continue to keep a keen eye on the fabric of the church. With the assistance of our architect, John Scott, they work to maintain the Grade 2* listed building, ensuring that routine maintenance is carried out. The logbook is kept up to date.

BOUNDARY WALL

In early June a car, on its way to drop children at the Nursery, collided with the north end of the front boundary wall. This meant a rebuild of approximately 8 feet of the wall. This work was covered by our insurance.

WATER INGRESS TO THE ROOF

The slow deteriorating state of the roof remains a matter of serious concern and one of the major issues facing St Andrews. Ad hoc repairs are made when necessary. Water is coming in through the roof at the back of the church above the gallery (at the point where the nave roof meets the spire). Access is difficult so scaffolding will probably be needed. It is estimated that repairs to the roof and spire will cost an estimated one and a half million pounds.

Water has also come in through the roof of the Nursery, caused by corrosion in a stopcock in the cold-water tank. This was repaired by members of the Seventh Day Adventist Church, who meet here on Saturdays. Some redecoration will probably be necessary.

SECURITY

Another major issue, and of growing concern, is security. Several local churches have suffered thefts and break-ins, and the Vicarage was broken into in early December while Fr Jason was conducting a service in church. This followed an earlier attempted break-in. An emergency meeting of the Standing Committee approved the installation of security cameras at the Vicarage - the matter and expense was then taken over by the Diocese, who are responsible for the Vicarage itself.

ELECTRICS

The electricians are checked frequently. An issue has arisen with the replacement of the main Nave lightbulbs when they fail, due to the age of the fittings and the fact that suitable bulbs are no longer manufactured. Replacements are being sourced.

DRAINS AND GULLIES

These are checked and cleaned out annually as part of a diocesan maintenance programme.

THE ORGAN

Further minor repairs were made to the organ. Eventually it will have to undergo a major overhaul, but this will be very costly. The estimate we have had is £70,000.

ROUTINE MAINTENANCE

Checks were carried out in January on the fire extinguishers in both the church and church hall and necessary replacements made.

The lightning conductor was tested in May so as to ensure it conforms to the required standards. In September checks were made to the boiler and the hall heating system.

The church water-heater was repaired in July.

Earlier in the year the heater was serviced in the Nursery office.

In March, a new side and kitchen door was installed in the hall.

The font-lid mechanism in the baptistery had its annual check in February and conforms to the health and safety regulations.

The logbook is updated regularly.

Electrical tests were carried out in both the hall and the church in January.

Checks were made in October to the church hall boiler and gas system.

MANAGEMENT OF THE BUILDING

A management consultancy has drawn up plans for the future redevelopment of St Andrews. Thanks to the Rekindling project, we should, in the next couple of years, be better able to manage a heritage building and be in a position to apply for funds for a major capital project involved in overseeing the repairs to St Andrew's roof and spire. These are estimated to cost at least a million and a half pounds.

Financial Review

Our Honorary Treasurer, Michelle Phillips, makes the following observations on the 2023 accounts:

INCOME

St. Andrews is blessed with congregation of regular givers who contribute by bank standing order, this equated to £28k of our overall Income. In addition, we receive plate collections from other members and visitors during Sunday services, weddings, and funerals. The plate collections this financial year total over £9k.

As a result of regular giving, we will be able to recover gift aid on the monies received.

Thanks to all who have completed the necessary paperwork allowing us to claim this return.

Hall: generates a regular monthly income from the Nursery and The Seventh Day Adventist Church. Other income is in the form of Hall Lettings for various private and community organisations.

The flat continues to produce a healthy income, the rent was increased this year in line with the local market. We have been fortunate to have the property occupied throughout this financial year with no vacant months. The expenditure associated with the flat includes the mortgage, Insurance, Management fees and maintenance. There were no major maintenance bills this year associated with its upkeep.

Grants: We received a grant from the National Lottery Heritage Fund in July to enable the Rekindling St Andrew's Project.

Rekindling: To date we have spent £43,860.14 of the projects funding with a balance remaining of £1204.26.

This year's fund-raising activities for the Roof/Bell Tower shows a 100% increase on last year's efforts.

EXPENDITURE

Maintenance & Church Upkeep: remains as expected, spending on various building works and the general upkeep of the grounds ensured the church remained inviting as well as safe.

An incident this year which involved a vehicle knocking down the front wall was fortunately covered by the building insurance; albeit we had the expense of the excess which we hope to recover from their insurance.

Utilities: One of the fixed deal contracts from the previous year came to an end and we have now entered into a cheaper contract with an alternative company. This will be reviewed annually to ensure we are getting the best deals.

Mortgage: Payments made this financial year was £8688.07 with an outstanding balance of £109,690.68. The remaining term on our mortgage with the Kingdom Bank is 23 years and 9 months.

Financial details of all Income and expenditure can be found within the published reports.

CHARITY OF THE MONTH

The Charity of the Month scheme ran throughout the year with the PCC making additional contributions to collections for the Diocesan Lent Appeal and parishioners raising additional funds for Macmillan and a collection at the Carol Service for the Jeel al Amal Children's Home in Bethany. In addition, parishioners contributed:

| | | | | | |
|--------------|---------------------------|---------|-------------|--------------------|------------------------|
| Jan | Bishop's Mission Fund | £184.66 | July | Wateraid | £207.65 |
| Feb | Diabetes UK | £234.71 | Aug | SLOW | £203.71 |
| March | Diocesan Lent Appeal | £293.98 | Sept | Centerpoint | £143.20 |
| April | Stroke Association | £478.98 | Oct | Breast Cancer UK | £226.62 |
| May | Christian Aid | £204.41 | Nov | Asthma & Lung UK | £232.05 |
| June | Cardiac Risk in the Young | £206.81 | Dec | St. Luke's Hospice | £284.66 |
| | | | | | TOTAL £2,901.44 |

Reserves Policy

The Church's reserves policy is to hold £120,000 in cash reserves, if possible, given the unpredictability of maintenance costs on such a substantial heritage building. Since 2019, the church has consistently achieved this, and its cash assets are currently over £170,000. However, it is estimated that in the current financial climate, the cash reserves will be reduced to just over £84,000 at the lowest point in the next five years and the church will need to rebuild its reserves in future.

Volunteers

We would like to thank all the volunteers who work so hard to make our church the lively, welcoming and vibrant community it is, particularly in a difficult year. A large number of people give of their time in support of the life of the church and all aspects of its worship and management.

Safeguarding children and vulnerable adults

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 regarding safeguarding children and vulnerable adults. DBS checks are in place for the incumbent, the Pastoral Assistant and the Junior Church Leader and the Safeguarding Officer. The Safeguarding Officer, who has undergone the necessary diocesan training, is Claudette Graham. The Children's Advocate is Diana Ohene-Darko.

The Safeguarding Officer meets regularly with the Incumbent and Churchwarden to discuss any matters of concern. Advice is also taken from the Diocese of London Safeguarding Team as well as the local council social services.

Structure, Governance and Management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. Andrew's the membership of the PCC consists of the incumbent, churchwarden(s), two deanery synod representatives and members elected by those who are on the electoral roll of the church. All those who regularly attend our services are encouraged to register on the electoral roll and stand for election to the PCC. The PCC members are responsible for making decisions on all matters of general concern and importance to the parish, including deciding on how church monies are spent. The full PCC meets as and when required (now that the minimal requirement for meetings has been removed). The PCC appoints a Standing Committee which can meet between full meetings of the PCC. It has power to transact the business of the PCC between its meetings, subject to any specific directions issued by the PCC. Those appointed in this year are the Fr Jason (the PCC Chairman), Gloria Williams (the Churchwarden), Mary Vávra (the PCC Secretary), plus Christine Madekwe and Wendy Richards. Minutes of its meetings are formally received by the next full meeting of the PCC. Copies of the minutes of both bodies are kept at the charity's correspondence address.

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

Known as St Andrew's PCC Kingsbury

Registered Charity number 1166287

Unaudited Financial Statements of the Parochial Church Council

For the year ended 31 December 2023

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and Liabilities, and Notes for the year ended 31 December 2023.

Respective responsibilities of the Trustees and the Examiner

The Charity Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent Examination is needed.

It is my responsibility to:

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

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives 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; and
- To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act 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.



Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 11 June 2024

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Assets and Liabilities as at 31 December 2023

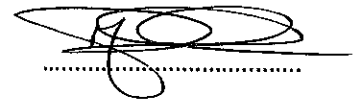
| | Note | 2023 £ | 2022 £ |
|---|------|----------------|----------------|
| Tangible fixed assets | 4 | <u>300,000</u> | <u>300,000</u> |
| Current Assets | | | |
| Amounts receivable | | 10,880 | 0 |
| Cash at bank and on hand | | <u>150,123</u> | <u>182,644</u> |
| | | <u>161,003</u> | <u>182,644</u> |
| Creditors : Amounts falling due within one year | | | |
| Creditors | | 0 | 7,000 |
| Loan repayments - net of interest charge | 7 | <u>2,250</u> | <u>2,250</u> |
| | | <u>2,250</u> | <u>9,250</u> |
| Net current assets | | <u>158,753</u> | <u>173,394</u> |
| Creditors: Amounts falling due after one year | 7 | 105,487 | 107,441 |
| Net Assets | | <u>353,266</u> | <u>365,953</u> |
| Represented by | | | |
| Restricted Funds | 3, 8 | 15,497 | 55,025 |
| Unrestricted Funds | | | |
| General fund | 2, 8 | 326,326 | 300,370 |
| Designated funds | 2, 8 | 11,443 | 10,558 |
| | | <u>353,266</u> | <u>365,953</u> |

Approved by the Parochial Church Council on June 2024 and signed on its behalf by

Fr. Jason Rendell



Michelle Phillips



The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Financial Activities (SOFA)
(incorporating an Income & Expenditure Account)
For the year ended 31 December 2023

| Incoming Resources | Note | Unrestricted | Designated | Restricted | Total 2023 | Total 2022 |
|---|------|----------------|---------------|---------------|----------------|----------------|
| Voluntary income | 5(a) | 68,950 | 5,463 | 30,258 | 104,671 | 120,523 |
| Activities for generating funds | 5(b) | 50,455 | | 4,332 | 54,787 | 47,850 |
| Income from investments | 5(c) | 18,046 | | | 18,046 | 17,152 |
| Church activities | 5(d) | 2,111 | | | 2,111 | 3,428 |
| Other incoming resources | 5(e) | 6,938 | | | 6,938 | 0 |
| Total Incoming resources | | 146,500 | 5,463 | 34,590 | 186,553 | 188,953 |
| Outgoing Resources | | | | | | |
| Church activities | 6(a) | 107,449 | 4,578 | 74,118 | 186,145 | 126,457 |
| Fund raising | 6(b) | 6,361 | | 0 | 6,361 | 5,822 |
| Other expenditure | 6(c) | 6,734 | | 0 | 6,734 | 5,240 |
| Total Outgoing resources | | 120,544 | 4,578 | 74,118 | 199,240 | 137,519 |
| Net incoming /(outgoing) resources for the year | | 25,956 | 885 | -39,528 | -12,687 | 51,434 |
| Inter fund transfers | | | | | | |
| Funds as at 1 January 2023 | | 300,370 | 10,558 | 55,025 | 365,953 | 314,519 |
| Funds at 31 December 2023 | | 326,326 | 10,558 | 15,497 | 353,266 | 365,953 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2023

1 Accounting policies

The financial statements of the PCC have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts and Payments basis, modified to report freehold investment property at market value, mortgage liability and to recognise Gift Aid tax refund relating to the income received in the year.

Incoming resources

Planned giving, collections and donations are recognised when received. Tax refunds are recognised when the to which they related is receivable. All other income is recognised when it is received.

Outgoing resources

The Diocesan common fund share is accounted for when due. Other outgoings are generally recognised when incurred.

Fixed assets

Expenditure on individual fixed assets costing more than £500 is capitalised and written off over the expected useful life of the asset. Consecrated land and property are excluded from the accounts

Freehold investment property has been valued at its estimated market value by the Trustees based current values of similar properties in the locality. The valuation surplus is included in General Fund.

2 General funds

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

3 Restricted funds

Restricted funds are donations received for a specific purpose. The funds may only be expended for the purpose for which they were given.

| 4 Tangible fixed assets | Freehold investment property | Fixtures & fittings | Total |
|----------------------------------|------------------------------|---------------------|----------------|
| Cost | £ | £ | £ |
| Cost/valuation 1 January 2023 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Cost/valuation 31 December 2023 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Freehold investment property | | | |
| Original cost | 41,000 | | |
| Revaluations to 31 December 2014 | 194,000 | | |
| Revaluation 2016 | <u>65,000</u> | | |
| | <u>300,000</u> | | |
| Amortisation/Depreciation | | | |
| At 1 January 2023 | 0 | 7,161 | 7,161 |
| At 31 December 2022 | <u>0</u> | <u>7,161</u> | <u>7,161</u> |
| Net book value 31 December 2023 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |
| Net book value 31 December 2022 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |

Freehold investment property has been valued by the Trustees based on current condition and prices of similar property in the locality.

Freehold property is pledged as security for loan - see note 7

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2023

| | Unrestricted funds £ | Designated funds | Restricted funds | Total funds £ | 2022 Total funds £ |
|--|----------------------------|---------------------|---------------------|---------------------|-----------------------------|
| 5 Income | | | | | |
| (a) Voluntary income | | | | | |
| Planned giving | 28,711 | | | 28,711 | 28,884 |
| Collections & other giving | 5,367 | 4,128 | | 9,495 | 8,066 |
| Other voluntary receipts | 23,992 | 1,335 | 30,258 | 55,585 | 78,180 |
| Gift Aid - tax refund | 10,880 | | | 10,880 | 5,393 |
| | <u>68,950</u> | <u>5,463</u> | <u>30,258</u> | <u>104,671</u> | <u>120,523</u> |
| (b) Activities for generating funds | | | | | |
| Fundraising events & miscellaneous | 582 | | 4,332 | 4,914 | 2,258 |
| Bookstall sales | 130 | | | 130 | 7 |
| Church hall lettings | 49,743 | | | 49,743 | 45,585 |
| | <u>50,455</u> | | <u>4,332</u> | <u>54,787</u> | <u>47,850</u> |
| (c) Income from investments | | | | | |
| CCLA interest | 2,996 | | | 2,996 | 1,213 |
| Rent | 15,050 | | | 15,050 | 15,939 |
| | <u>18,046</u> | | | <u>18,046</u> | <u>17,152</u> |
| (d) Church activities | | | | | |
| Fees for weddings & funerals | 2,111 | | | 2,111 | 3,428 |
| (e) Other receipts | | | | | |
| Insurance claim | 6,938 | | | 6,938 | 0 |
| 6 Expenditure | | | | | |
| (a) Church activities | | | | | |
| Missionary & charitable giving | 1,505 | 3,627 | 74,118 | 79,250 | 2,760 |
| Parish share | 51,996 | | | 51,996 | 54,012 |
| Clergy & staffing costs | 1,203 | | | 1,203 | 1,768 |
| Church running expenses | 28,504 | 951 | | 29,455 | 34,758 |
| Hall running costs | 15,036 | | | 15,036 | 13,977 |
| Church repairs & maintenance | 3,440 | | | 3,440 | 18,392 |
| Hall repairs & maintenance | 2,640 | | | 2,640 | 215 |
| Governance costs | 3,125 | | | 3,125 | 575 |
| | <u>107,449</u> | <u>4,578</u> | <u>74,118</u> | <u>186,145</u> | <u>126,457</u> |
| (b) Fund raising | | | | | |
| Flat expenses | 4,413 | | | 4,413 | 3,116 |
| Social events | 1,567 | | | 1,567 | 1,567 |
| Other expenses | 381 | | | 381 | 1,139 |
| | <u>6,361</u> | | | <u>6,361</u> | <u>5,822</u> |
| (c) Other expenditure | | | | | |
| Loan interest | 6,734 | | | 6,734 | 5,240 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2023

7 Mortgage loan

| | |
|---|----------------|
| Amount owed at 1 January 2023 | 109,691 |
| Interest charged | 6,734 |
| Repayments | -8688 |
| Amount outstanding at 31 December 2023 | <u>107,737</u> |
| Repayable by instalments within one year (net of interest) | 2,250 |
| Repayable by instalments over 23 years and nine months | 105,487 |
| | <u>107,737</u> |

8 Movement in funds during the year

| | 1 January 2023 Restated | Incoming Resources | Outgoing Resources | Fund Transfers | 31 December 2023 |
|--------------------------------|-------------------------------|-----------------------|-----------------------|-------------------|---------------------|
| General fund | <u>300,370</u> | <u>146,500</u> | <u>120,544</u> | | <u>326,326</u> |
| Designated funds | | | | | |
| Incumbent's Discretionary Fund | 766 | | | | 766 |
| Legacy Fund | 2,849 | | | | 2,849 |
| Flower Fund | | 1,335 | 951 | | 384 |
| Charity Collections Fund | | 4,128 | 3,627 | | 501 |
| Church Warden's Fund | 6,943 | | | | 6,943 |
| | <u>10,558</u> | <u>5,463</u> | <u>4,578</u> | | <u>11,443</u> |
| Restricted Funds | | | | | |
| Bell Tower & Roof | 10,719 | 4,332 | | | 15,051 |
| Rekindling Project | 44,306 | 30,258 | 74,118 | | 446 |
| | <u>55,025</u> | <u>30,258</u> | <u>74,118</u> | | <u>15,497</u> |

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and Liabilities, and Notes for the year ended 31 December 2023.

Respective responsibilities of the Trustees and the Examiner

The Charity Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent Examination is needed.

It is my responsibility to:

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

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives 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; and
- To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act 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.

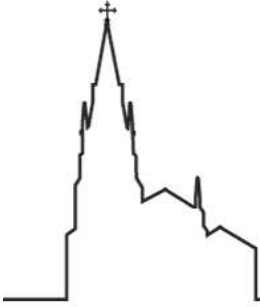


Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 11 June 2024

Accounts



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—DIOCESE OF—
LONDON

The Parish Church of
St Andrew's, Kingsbury



**THE PAROCHIAL
CHURCH COUNCIL
OF THE
ECCLESIASTICAL
PARISH
OF KINGSBURY:
ST. ANDREW**

known as:

ST. ANDREW'S PCC, KINGSBURY

Registered Charity Number: 1166287

ANNUAL REPORT
for the year ending 31st December 2022

Introduction



Our year at St. Andrew's had returned to something fairly normal, with the usual events and celebrations peppering the year, following on from the very unusual previous couple of years due to the pandemic.

February began with the rearranged Triennial Visitation by the Archdeacon of Brent to the Parish. She met with the Churchwarden and discussed various practical and spiritual matters. A lot of work had been undertaken by Gloria to update our various PCC Policies and Procedures – and this work was commended by the Archdeacon. Archdeacon Catherine then went one to spend some time with Fr Jason and the evening ended in prayer.

There was a much-welcome return for 'Pancakes & Punch' in the Vicarage on Shrove Tuesday. Lent began the following day with the Mass and Ashing, the preacher being Brother Steven of the Community of the Resurrection, who also came back to preach at all the services during Holy Week and on Easter Sunday. Brother Steven's presence in the parish, as well as his preaching, was much-appreciated and parishioners enjoyed talking with him and learning about his community at a coffee morning mid-Holy Week.

Stations of the Cross with Exposition and Benediction is a staple of our Lenten devotion, and this took place each Friday in Lent. We returned to a Lent study course with our neighbouring Fulham parishes, as in previous years. This year we looked at the various liturgies of Holy Week.

In March our good friends Adrienne Walters and Greg Kaposi launched our concert series with a 'Spring Concert' that was well attended. Fr Jason and Gloria also welcomed children from St. Nicholas Primary School for a visit around the Church.



Our neighbouring Romanian Orthodox brothers and sisters used the main Church for their Good Friday and Easter liturgies and were hugely grateful for our continued partnership.



In May, the Hindi-speaking Naya Jivan Church, who usually meet in the Church Hall each Sunday, held a worship concert in the Church as part of Indian Evangelists' Sheldon Bangura's UK tour. The Church was packed, and such a prayerful and joyful evening of worship and testimony was held, the spirit of which even enriched our own celebrations the following day. Later in the month, a number of parishioners made

a residential pilgrimage to Walsingham, the first since pre-pandemic.

June began with the joyful celebration of the Platinum Jubilee of Her Majesty The Queen – we celebrated the life and reign of our monarch and patron with music and prayers at the Mass, and then with a BBQ for all outside on the grass. The weather wasn't that favourable, but a great time was had by all, in true British fashion!



Following a request from Ogilvy Court – a residential Care Home in the parish, where Fr Jason had been regularly visiting Leonora Key – a monthly Communion Service began in June and called 'Friends with Faith' by one of the residents. A group of between 12 and 20 continue to attend on the first Tuesday of each month.



In July, members supported the Churchwarden as she was admitted to office by the Archdeacon at a celebratory service and then both Gloria and the PCC members received a blessing at our Sunday Mass the following Sunday.

The recently consecrated and newly appointed Bishop of Willesden has been spending some time walking around the Willesden Episcopal Area and in July, called in at St. Andrew's, where he was met by Fr Jason and several parishioners. He enjoyed some hospitality, conversation, and prayer, before walking-on to the next parish.

On a very hot summer's day – not something often experienced in the UK – a parish trip took place to Weston-Super-Mare in August, where much sea, sand and treats were enjoyed by a coachful of eager parishioners. Also in this month the Church was used for a week's music school, run by Adrienne and Greg, which culminated in a performance in Church. The month ended with a day's pilgrimage to Walsingham, with St. Mary's, Willesden, for the day of Healing & Reconciliation.



Also in August we were delighted to hear that we had successfully been awarded a grant from the National Lottery Heritage Fund, following our application for funds for the *Rekindling St. Andrew's Project*. We are hugely grateful to the Diocese for their assistance with the detailed application process, as well as the to NLHF for their support. The project is aimed at understanding more clearly the conservation needs of our fine Grade 2* listed building and how we can use it

to meet the needs of the local community; engaging with them, opening the building for them to enjoy. We also acknowledge an additional grant from both the Number One Trust as well as the Ascot Priory Trust. The PCC are encouraged by this positive support and will share in the development of the project through the appointment of a Steering Committee, along with a Project Manager and other various experienced consultants.

We have been encouraged over this past year by the number of young families and babes-in-arms who have been joining us for worship. After a discussion with the PCC, it was agreed to ask the Archdeacon for a temporary faculty to remove some pews in the north-west corner of the Church, to create a space where young children could be in a more relaxed area. Generous donations from parishioners meant we were able to purchase a small carpet, toys, books and cushions to create a highly successful play area for the 'Little Lambs of St Andrew's'.

Following the sudden death of Her Majesty the Queen on the 8th September 2022 at Balmoral Castle, the Church was opened for a number of hours each day, so that those who wished could come in for reflection, prayer and to light a candle. Many of our local neighbours did this and appreciated of being able to do so.

We enjoyed another successful concert in last September, 'From Bach to the Balkans', undertaken by Nat, our Organist, on the piano and electric guitar (not at the same time!) and Mihajlo Stojanov Gruen, classical guitar, and the Tatcho Drom String Trio, which brought together an evening of rich music and brilliant talent, raising much needed funds for the roof restoration.

Our annual Macmillan Coffee morning took place at the beginning of October and a table groaning with cakes was much enjoyed as funds were raised.



Also in October, and thanks to the generosity of two parishioners, the set of eight bells in the tower were electrified, much to the excitement and gratitude of us all. The bells were due to be blessed and rededicated at a celebratory Evensong on the Feast of the Dedication but sadly this had to be postponed for technical reasons.

However, the bells 'rang out' again having finally been rededicated by the Bishop of Fulham at our Patronal Festival, at which Fr Neil Roper preached. A great Mass was enjoyed by many parishioners and friends and then a great cry went up from the congregation, gathered outside on a winter's evening, as the Angelus was rung, followed by a great firework display, (thanks to Vic our local pyrotechnic!).



Previously, in the month of November we kept the great solemnity of All Saints and then a Requiem Mass was held for All Souls', with remembrance candles being lit and names of the departed read out. On Remembrance Sunday, we welcomed the Archdeacon as our preacher, who took us up to the stroke of 11am, when we joined in the national act of remembrance.

In December, we again welcomed local school children – this time from Fryent Primary School, who came for a number of visits and then Fr Jason went and took a school assembly for other classes not able to visit this time. Our exciting and busy year drew to a close with our Carol Service and the much-enjoyed seasonal refreshments and then our Christmas celebrations.

This year saw the passing to eternal rest of Pat Francis, one of our faithful and supportive members. The attendance at her funeral Mass held at St. Andrew's was a testament to the affection in which she was held. We also record the passing of Coral Ifill who had been a member of St. Andrew's. May they rest in peace.

On a happier note, several of our members celebrated significant birthdays by joining the revered nonagenarian club and we enjoyed sharing in these occasions with them (some – but not all – are pictured here!):



As ever, there are many people to thank for their hard work and support during this past year; particularly the Churchwarden, Pastoral Assistant and the members of the Standing Committee and Parochial Church Council; those who assist in our worship and those who work hard to clean and maintain our fine Church.

The Standing Committee met three times in the year (27/01, 29/03 and 22/09); with the Parochial Church Council meeting four times (27/04, 29/05, 12/07 and 23/11), sharing closely in the mission, ministry and management of the parish.

The members of St. Andrew's are devout in their worship, generous in their time and support and caring in their fellowship and relationship with each other. It is a privilege for me to minister amongst such a group of faithful followers and I am full of gratitude for all that they share with me.

Fr. Jason



Aims and Purposes

St. Andrew's Parochial Council (PCC) has the responsibility of cooperating with the incumbent in promoting throughout the ecclesiastical parish, the whole mission of the Church: pastoral, evangelistic, social and ecumenical. The PCC is also specifically responsible for the maintenance of the church site, on which stands the Church and church hall.

The church building originally stood in Wells Street, in central London, and was consecrated on the 2nd February, 1847. It closed its doors on Easter Sunday 1931 because the surrounding area, once residential, had become offices and warehouses so the congregation evaporated. The Church looked set to be demolished but there was an outcry at the idea of destroying such a beautiful building containing so many items of outstanding craftsmanship. A proposal was made to move St. Andrew's from the West End to the fast-growing area of Wembley and Kingsbury, served by the new Metropolitan Line, which needed a bigger church. St. Andrew's was demolished stone by stone and transported the ten miles to southern Kingsbury.

The entire process of moving the Church to its new site took three years, although the actual rebuild was carried out in twelve months. St. Andrew's was reconsecrated on October 13th, 1934 by Arthur Foley Winnington Ingram, Bishop of London from 1901-39. The church was designed by Dawkes and contains work by some of the top sculptors and craftsmen of the day. It is mentioned in Nicholas Pevsner's noted series *The Buildings of England*. and has a Grade 2* listing.

The church hall, which sits behind the Church on the east side, was built in 1959 by a member of the congregation who was in the construction industry. 2017 saw an extensive and much needed refurbishment of the hall. It is currently used on weekdays by a local private nursery. A Portuguese speaking congregation from the Seventh Day Adventist Church uses the hall every Saturday and on other occasions throughout the year. Local councillors hold a surgery once a month on a Saturday, and the local Ward police, councillors and others hold a quarterly meeting in the hall. A Church of England Church plant, the Naya Jivan Church, who worship mainly in Hindi and Urdu, meet in the Hall on Saturday evenings and Sunday afternoons. On Sundays the local Romanian Orthodox community who worship in the old parish church in the churchyard, have access to the hall's toilet facilities.

The churchyard lies to the south and south-east with over 2200 burials, including over 30 war graves. In 2017 it was officially declared 'closed' by the Ministry of Justice, as there is no space for new burials, and as such, Brent Council are now responsible for its maintenance. The area continues to be under Faculty jurisdiction.

The PCC owns a flat, originally purchased as curates' accommodation in 1986 and currently rented to private tenants on an annual basis. Basic maintenance and repairs have been ongoing during this year, overseen by a local letting and management agency on our behalf.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at our church and to become part of our community at St. Andrew's. The PCC maintains an overview of worship and makes suggestions on how our services can involve the many groups that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament. When planning our activities for the year, we have considered the Commission's guidance on public benefit and, in particular, the supplementary guidance on charities for the advancement of religion. In particular, we try to enable ordinary people to live out their faith as part of our parish community through: Worship and prayer, learning about the Gospel, and developing their knowledge and trust in Jesus; through provision of pastoral care for people living in the parish and through Missionary and outreach work. To facilitate this work it is important that we maintain the fabric of the Church of St. Andrew's and the church hall.

The Church Fabric

The incumbent and the Churchwarden continue to keep a keen eye on the fabric of the church. With the assistance of our architect, John Scott, they work to maintain the Grade 2* listed building, ensuring that routine maintenance is carried out. The logbook is kept up to date.

RESTORATION OF BELLS

A major development in 2022 was the restoration of the bells which had been silent for a good number of years. The architect had reported that the bells could be rung mechanically with an automated hammer, not swung-rung. i.e. having them rung manually by bell-ringers. Following the PCC vote to have the bells restored, preparatory work began in the autumn and was completed in November. The bells are now rung regularly before and after services and on major occasions.

CREATING A SOFT PLAY AREA

The other important new development was the creation of a soft play area. In September, pews were taken out and rearranged in the area in front of the baptistery to create a space which the parents of toddlers, babies and very young children could use during services.

RESTORATION OF FRESCO

In May, emergency repair work by specialist restorers was carried out on the fresco in the baptistery. The architect reported continuing deterioration in the past two years. The restorers found paint flaking off and cracks in the paintwork.

CHURCH FURNISHINGS

Repairs were made in May to the wands carried by the Churchwardens and to the small processional cross.

ENGRAVINGS ON MEMORIAL CANDLES

Engravings were made in the bases of the four memorial candles dedicated to the four devoted long-standing members of St Andrew's congregation (Margaret Morgan, Barbara Phillips-Agard, Jeff Over - our former Treasurer - and Charles Worger) who passed away during the pandemic. Each candle socket was engraved with the letters AMDG (Latin for "to the glory of God and then in memory of.....")

ORGAN

Repairs to the organ were carried out to fix pedals and notes not sounding. Eventually the organ will have to be overhauled but that will be very expensive. (One quote was for £70k).

ROOF

The parlous state of the roof remains the major issue facing St Andrew's. Ad hoc repairs, eg with occasional water ingress, are made when necessary. Repairs to the roof and spire will cost an estimated one and a half million pounds.

DRAINS AND GULLIES

there are regular problems with the drains and drainpipes Water was not draining away and getting into the building. Work on clearing blocked drains was ongoing throughout the year. The gutters are constantly filling up with leaves and are cleaned regularly.

ROUTINE SERVICING

The fire extinguishers for the church and the hall were inspected and serviced by Chubb in January and necessary replacements made.

Outside sensor lights were checked in February.

The lightning conductor was inspected and tested in June to ensure that it conforms to the required standard.

The alarm system in the vicarage was serviced in July.

Windows in the North and South Nave were cleaned in December.

IMPROVING MANAGEMENT OF THE BUILDING

This year we were awarded a grant of more than £76,000 by the National Lottery Heritage Fund as well as much smaller grants by other bodies. Thanks to the Rekindling St Andrew's project, we should, in the next couple of years, be better able to manage a heritage building and be able to apply for funds for a major capital project represented by the repairs to St Andrew's roof and spire. The first moves to get the project under way and publicising it were made towards the end of the year.

Financial Review

We continue to 'feel our way' with the accounts follow the unexpected death of the experienced Treasure. We are grateful to those who paid the bills and to Estelle for being available monthly to count the collections and donations each month and to both her and Vic for taking it to the bank; all while Michelle Phillips gets to grips with the role of Treasurer.

Even more grateful thanks need to go to the congregation for its generous support of the Church in the midst of trying times and ever-increasing calls on personal finances. Thank you to everyone who gave in 2022.

Income: St. Andrew's is blessed by many members who give via bankers standing order, so added with other generous donations, income was up in 2022. The Hall continues to generate regular income through lettings: the Nursery, the Seventh Day Adventist (Portuguese) Church, The Naya Jivan (Hindi Church) and a Portuguese speaking Pathfinders group.

We continued to receive income from the flat and some expenditure on fixtures and fittings was incurred during the year. We received a grant of £75,645 from the National Lottery Heritage Fund; the Number One Trust of £5000 and £3000 from the Ascot Priory Trust to enable the *Rekindling St Andrew's Project* to be undertaken, preparing the way for a large funding application in the foreseeable future.

Spending: Spending in 2022 was largely in line with expectations, including building works and care of the Church and its land. Despite the huge increase in the supply of gas and electric, we benefited from having signed a fixed deal contract the previous year. We were able to maintain our Common Fund donations each month, making our promised contribution of £52,195 as well as our monthly contributions to the mortgage taken out for the Hall refurbishment a few years ago – even though there has been a succession of mortgage rate increases by the Bank of England. The remaining term on our mortgage with the Kingdom Bank is 24 years and 3 months and we are on their Gospel Partner Prime Discounted Variable Rate. A number of fundraising ideas were employed to raise funds towards the roof/bells – as well as other charitable causes - and we are grateful to those who supported them as well as the various initiatives.

The Charity of the Month scheme ran throughout the year with the PCC making additional contributions to collections for the Diocesan Lent Appeal (PCC: £150.2), DEC Appeal for The Ukraine (Congregation: £295.00, PCC £205.00), and parishioners raising additional funds for Macmillan and a collection at the Carol Service for the Jeel al Amal Children's Home in Bethany (£300.00). In addition, parishioners contributed:

| | | | | | |
|--------------|-----------------------|---------|-------------|----------------------|------------------|
| Jan | Bishop's Mission Fund | £234.81 | July | Prostate Cancer UK | £221.35 |
| Feb | Teenage Cancer UK | £157.66 | Aug | <i>No collection</i> | |
| March | Diocesan Lent Appeal | £150.12 | Sept | Alzheimer's Society | £239.03 |
| April | London Air Ambulance | £132.42 | Oct | Children with Cancer | £190.65 |
| May | Christian Aid | £147.60 | Nov | Help for Heroes | £112.56 |
| June | Sightsavers | £177.73 | Dec | St. Luke's Hospice | £134.15 |
| | | | | TOTAL | £1,898.08 |

Reserves Policy

All of the reserves are required to meet the running costs of the Parish and to ensure that funds are available to meet the high cost of maintaining the properties. A copy of the parish's Reserves Policy can be found on the website: www.standrewkingsbury.org.uk/ppc-policies

Volunteers

We would like to thank all the volunteers who work so hard to make our church the lively, welcoming and vibrant community it is, particularly in a difficult year. A large number of people give of their time in support of the life of the church and all aspects of its worship and management.

Safeguarding children and vulnerable adults

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 regarding safeguarding children and vulnerable adults. DBS checks are in place for the incumbent, the Pastoral Assistant and the Junior Church Leader and the Safeguarding Officer. The Safeguarding Officer, who has undergone the necessary diocesan training, is Claudette Graham. The Children's Advocate is Diana Ohene-Darko.

The Safeguarding Officer meets regularly with the Incumbent and Churchwarden to discuss any matters of concern. Advice is also taken from the Diocese of London Safeguarding Team as well as the local council social services.

Structure, Governance and Management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. Andrew's the membership of the PCC consists of the incumbent, churchwarden(s), two deanery synod representatives and members elected by those who are on the electoral roll of the church. All those who regularly attend our services are encouraged to register on the electoral roll and stand for election to the PCC. The PCC members are responsible for making decisions on all matters of general concern and importance to the parish, including deciding on how church monies are spent. The full PCC meets as and when required (now that the minimal requirement for meetings has been removed). The PCC appoints a Standing Committee which can meet between full meetings of the PCC. It has power to transact the business of the PCC between its meetings, subject to any specific directions issued by the PCC. Those appointed in this year are the Fr Jason (the PCC Chairman), Gloria Williams (the Churchwarden), Mary Vávra (the PCC Secretary), plus Christine Madekwe and Wendy Richards. Minutes of its meetings are formally received by the next full meeting of the PCC. Copies of the minutes of both bodies are kept at the charity's correspondence address.

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

Known as St Andrew's PCC Kingsbury

Registered Charity number 1166287

Unaudited Financial Statements of the Parochial Church Council

For the year ended 31 December 2022

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Assets and Liabilities as at 31 December 2022

| | Note | 2022 £ | 2021 £ |
|---|------|----------------|----------------|
| Tangible fixed assets | 4 | <u>300,000</u> | <u>300,000</u> |
| Current Assets | | | |
| Amounts receivable | | 0 | 10,450 |
| Cash at bank and on hand | | <u>182,644</u> | <u>123,020</u> |
| | | <u>182,644</u> | <u>133,470</u> |
| Creditors : Amounts falling due within one year | | | |
| Creditors | | 7,000 | 7,000 |
| Loan repayments - net of interest charge | 7 | <u>2,250</u> | <u>2,852</u> |
| | | <u>9,250</u> | <u>9,852</u> |
| Net current assets | | <u>173,394</u> | <u>123,618</u> |
| Creditors: Amounts falling due after one year | 7 | 107,441 | 109,099 |
| Net Assets | | <u>365,953</u> | <u>314,519</u> |
| Represented by | | | |
| Restricted Funds | 3, 8 | 50,519 | 6,213 |
| Unrestricted Funds | | | |
| General fund | 2, 8 | 307,725 | 300,597 |
| Designated funds | 2, 8 | 7,709 | 7,709 |
| | | <u>365,953</u> | <u>314,519</u> |

Approved by the Parochial Church Council on ~~30~~ July 2023 and signed on its behalf by

Fr. Jason Rendell



Gloria Williams



The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Financial Activities (SOFA)
(incorporating an Income & Expenditure Account)
For the year ended 31 December 2022

| Incoming Resources | Note | Unrestricted | Designated | Restricted | Total 2022 | Total 2021 |
|--|------|----------------|--------------|---------------|----------------|----------------|
| Voluntary income | 5(a) | 63,219 | | 57,304 | 120,523 | 97,408 |
| Activities for generating funds | 5(b) | 47,850 | | | 47,850 | 38,783 |
| Income from investments | 5(c) | 17,152 | | | 17,152 | 10,276 |
| Church activities | 5(d) | 3,428 | | | 3,428 | 979 |
| Other incoming resources | 5(e) | 0 | | | 0 | 18,060 |
| Total Incoming resources | | <u>131,649</u> | | <u>57,304</u> | <u>188,953</u> | <u>165,506</u> |
| Outgoing Resources | | | | | | |
| Church activities | 6(a) | 114,217 | | 12,240 | 126,457 | 133,698 |
| Fund raising | 6(b) | 5,064 | | 758 | 5,822 | 3,044 |
| Other expenditure | 6(c) | 5,240 | | | 5,240 | 4,132 |
| Total Expenditure | | <u>124,521</u> | | <u>12,998</u> | <u>137,519</u> | <u>140,874</u> |
| Net incoming /(outgoing) resources for the year | | 7,128 | | 44,306 | 51,434 | 24,632 |
| Inter fund transfers | | | | | | |
| Funds as at 1 January 2022 | | 300,597 | 7,709 | 6,213 | 314,519 | 316,569 |
| Funds at 31 December 2022 | | <u>307,725</u> | <u>7,709</u> | <u>50,519</u> | <u>365,953</u> | <u>341,201</u> |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2022

Accounting policies

The financial statements of the PCC have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts and Payments basis, modified to report freehold investment property at market value, mortgage liability and to recognise Gift Aid tax refund relating to the income received in the year.

Incoming resources

Planned giving, collections and donations are recognised when received. Tax refunds are recognised when the to which they related is receivable. All other income is recognised when it is received.

Outgoing resources

The Diocesan common fund share is accounted for when due. Other outgoings are generally recognised when incurred.

Fixed assets

Expenditure on individual fixed assets costing more than £500 is capitalised and written off over the expected useful life of the asset. Consecrated land and property are excluded from the accounts

Freehold investment property has been valued at its estimated market value by the Trustees based current values of similar properties in the locality. The valuation surplus is included in General Fund.

General funds

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

Restricted funds

Restricted funds are donations received for a specific purpose. The funds may only be expended for the purpose for which they were given.

| Tangible fixed assets | Freehold investment property | Fixtures & fittings | Total |
|----------------------------------|------------------------------|---------------------|----------------|
| Cost | £ | £ | £ |
| Cost/valuation 1 January 2022 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Cost/valuation 31 December 2022 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Freehold investment property | | | |
| Original cost | 41,000 | | |
| Revaluations to 31 December 2014 | 194,000 | | |
| Revaluation 2016 | <u>65,000</u> | | |
| | <u>300,000</u> | | |
| Amortisation/Depreciation | | | |
| At 1 January 2022 | 0 | 7,161 | 7,161 |
| At 31 December 2022 | <u>0</u> | <u>7,161</u> | <u>7,161</u> |
| Net book value 31 December 2022 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |
| Net book value 31 December 2021 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |

Freehold investment property has been valued by the Trustees based on current condition and prices of similar property in the locality.

Freehold property is pledged as security for loan - see note 7

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2022

| | Unrestricted funds £ | Designated funds | Restricted funds | Total funds £ | 2021 Total funds £ |
|--|----------------------------|---------------------|---------------------|---------------------|-----------------------------|
| 5 Income | | | | | |
| (a) Voluntary income | | | | | |
| Planned giving | 28,884 | | | 28,884 | 35,941 |
| Collections & other giving | 8,066 | | | 8,066 | 5,601 |
| Other voluntary receipts | 20,876 | | 57,304 | 78,180 | 41,768 |
| Gift Aid - tax refund | 5,393 | | | 5,393 | 11,295 |
| | <u>63,219</u> | | <u>57,304</u> | <u>120,523</u> | <u>94,605</u> |
| (b) Activities for generating funds | | | | | |
| Fundraising events & miscellaneous | 2,258 | | | 2,258 | 2,522 |
| Bookstall sales | 7 | | | 7 | 196 |
| Church hall lettings | 45,585 | | | 45,585 | 36,065 |
| | <u>47,850</u> | | | <u>47,850</u> | <u>38,783</u> |
| (c) Income from investments | | | | | |
| CCLA interest | 1,213 | | | 1,213 | 48 |
| Rent | 15,939 | | | 15,939 | 10,228 |
| | <u>17,152</u> | | | <u>17,152</u> | <u>10,276</u> |
| (d) Church activities | | | | | |
| Fees for weddings & funerals | 3,428 | | | 3,428 | 979 |
| (e) Other receipts | | | | | |
| Historic England grant | 0 | | | 0 | 18,060 |
| 6 Expenditure | | | | | |
| (a) Church activities | | | | | |
| Missionary & charitable giving | 2,760 | | | 2,760 | 3,623 |
| Parish share & Statutory fees | 54,012 | | | 54,012 | 52,195 |
| Clergy & staffing costs | 1,768 | | | 1,768 | 1,643 |
| Church running expenses | 34,758 | | | 34,758 | 31,927 |
| Hall running costs | 13,977 | | | 13,977 | 9,612 |
| Church repairs & maintenance | 6,152 | | 12,240 | 18,392 | 32,924 |
| Hall repairs & maintenance | 215 | | | 215 | 1,199 |
| Governance costs | 575 | | | 575 | 575 |
| | <u>114,217</u> | | <u>12,240</u> | <u>126,457</u> | <u>133,698</u> |
| (b) Fund raising | | | | | |
| Flat expenses | 3116 | | | 3,116 | 67 |
| Social events | 1567 | | | 1,567 | 595 |
| Other expenses | 381 | | 758 | 1,139 | 2371 |
| Investment management charges | 0 | | | 0 | 11 |
| | <u>5064</u> | | <u>758</u> | <u>5822</u> | <u>3044</u> |
| (c) Other expenditure | | | | | |
| Loan interest | 5240 | | | 5240 | 4132 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2022

7 Mortgage loan

| | |
|---|----------------|
| Amount owed at 1 January 2022 | 111,951 |
| Interest charged | 5,240 |
| Repayments | -7500 |
| Amount outstanding at 31 December 2022 | <u>109,691</u> |
| Repayable by instalments within one year (net of interest) | 2,250 |
| Repayable by instalments over 24 years and nine months | 107,441 |
| | <u>109,691</u> |

8 Movement in funds during the year

| | I January | Incoming | Outgoing | Fund | 31 December |
|--------------------------------|----------------|---------------|---------------|-----------|----------------|
| | 2022 | Resources | Resources | Transfers | 2022 |
| General fund | <u>300,597</u> | 131,649 | 124,521 | | <u>307,725</u> |
| Designated funds | | | | | |
| Incumbent's Discretionary Fund | 766 | | | | 766 |
| Church Warden's Fund | 6,943 | | | | 6,943 |
| | <u>7,709</u> | 0 | 0 | | <u>7,709</u> |
| Restricted Funds | | | | | |
| Bell Tower | 6,213 | | | | 6,213 |
| Bell maintenance | | 12,240 | 12,240 | | 0 |
| Rekindling project | | 45,064 | 758 | | 44,306 |
| | <u>6,213</u> | <u>57,304</u> | <u>12,998</u> | | <u>50,519</u> |

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and Liabilities, and Notes for the year ended 31 December 2022.

Respective responsibilities of the Trustees and the Examiner

The Charity Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent Examination is needed.

It is my responsibility to:

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

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives 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; and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act 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.



Name: J G Clarke B.Comm

Address: 119 Hanover Road, London, NW10 3DN

Date: 15 August 2023

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and Liabilities, and Notes for the year ended 31 December 2022.

Respective responsibilities of the Trustees and the Examiner

The Charity Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent Examination is needed.

It is my responsibility to:

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

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

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1. which gives 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; and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act 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.

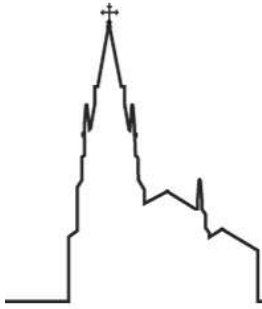


Name: J G Clarke B.Comm

Address: 119 Hanover Road, London, NW10 3DN

Date: 15 August 2023

Accounts



⊕
—DIOCESE OF—
LONDON

The Parish Church of
St Andrew's, Kingsbury



**THE PAROCHIAL
CHURCH COUNCIL
OF THE
ECCLESIASTICAL
PARISH
OF KINGSBURY:
ST. ANDREW**

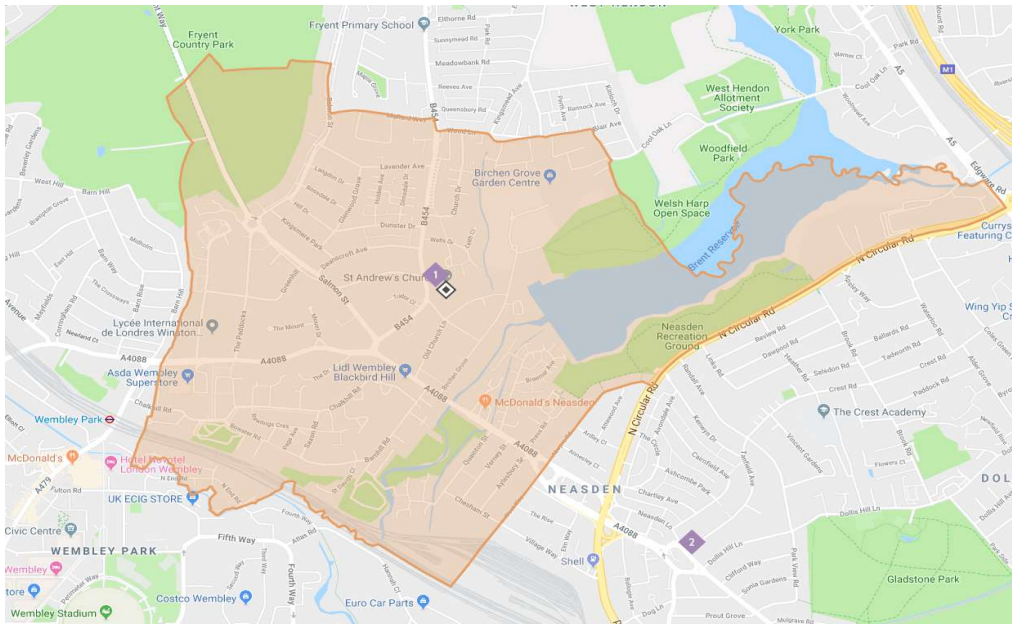
known as:

ST. ANDREW'S PCC, KINGSBURY

Registered Charity Number: 1166287

ANNUAL REPORT
for the year ending 31st December 2021

Administrative information



The parish church of St. Andrew, Kingsbury, is situated on Church Lane, in the London Borough of Brent - a borough in North West London, which forms part of Greater London. St. Andrew's is part of the worldwide Anglican Church, as members of the Church of England, in the Diocese of London and the Deanery of Brent.

The parish is under the pastoral care of the Bishop of Fulham and is affiliated to *The Society & Forward in Faith*, whose worship is in the Catholic tradition with the Eucharist at its heart.

The Society is an ecclesial body, led by a Council of Bishops:

- to promote and maintain Catholic teaching and practice within the Church of England
- to provide episcopal oversight to which churches, institutions and individuals freely submit themselves
- to guarantee a ministry in the historic apostolic succession in which they can have confidence.

Parish Patron: Her Majesty The Queen

Correspondence address: St. Andrew's Vicarage, 28 Old Church Lane, Kingsbury, London NW9 8RZ
020 8205 7447 standrews.kingsbury@london.anglican.org

Parish website: www.standrewskingsbury.org.uk

The following parish members have served continuously on the PCC since the last APCM and for the duration of this report:

Incumbent: The Reverend Jason Rendell* (*Chairman*)

Churchwarden: Ms Gloria Williams* (*Vice-Chair*)

Deanery Synod: Miss Wendy Richards* (*Pastoral Assistant*) and Sonia Williams

Elected members: Delphine Benjamin Christine Madekwe

*Standing Committee member Pat Best Diana Ohene-Darko

Estelle Gossage Betty Toppin

Mark Lloyd-Williams Mary Vávra*

Connie Mengezeleli Eileen Yarde

Co-opted: Patience Boateng

Invited to attend: Gilian Hemsworth (*non-voting*)

Introduction



The turn of the year was much-anticipated after the consequences of the pandemic in 2020. However, it began with a big spike in infections and continued rules and precautions. During this time we stayed faithful and thankful to God for our blessings and worked hard to keep on top of Government and Church advice and rules about gatherings and worship, so that we could be as safe as possible in our worship and fellowship.

The Feast of the Epiphany, January 6th, saw the start of the third national lockdown. The rules during the third lockdown were more like those in the first lockdown. People were once again told to stay at home. However, people could still form support bubbles and some gatherings were exempted from the gatherings ban – such as regular worship, funerals and weddings. Worship was again-live streamed though members did also attend.

In mid-February we again moved from live-streamed worship to full public worship and welcomed congregation members back as safely as we could from Ash Wednesday. Understandably people were cautious, given the disruption that the pandemic had caused to peoples' lives in the previous year as well as the spike again at the start of the New Year.

We had a reduced commemoration of Lent: Stations of the Cross were permitted, though the congregation were not permitted to gather in a group and walk-around and were socially-distanced throughout, which worked better than anticipated! The usual weekly study-sessions with our Fulham neighbours did not happen again this year. We were permitted to celebrate a pared-back Holy Week and in the midst of all that was going on in the world and country and given the numbers of bereavements the congregation had experienced, the joy of Easter resounded with renewed vigour and depth this year.



In May the Church Hall was opened as a Polling Station and members of the Church spent time keeping the Church open until early evening to welcome passing visitors.



On May 31st, we celebrated the great Feast of Pentecost and were delighted to welcome Charlotte Opoku-Addo, a great friend of St. Andrew's and worshipper with us, who gave a powerful testimony of the work of the Holy Spirit in her life and ministry.

In June the Hindi Church-plant - Niya Jivan Church – from Holy Trinity, Hounslow, was finally launched and Fr Jason and the Churchwarden represented St Andrew's at the launch service, which was followed by generous Hindi hospitality.

Thanks to the idea and enthusiasm of a number of members, it was agreed to open the Church on Saturdays in the summer months of June until September. The Church was open from 10am until 5pm and it was wonderful to be able to welcome many visitors – over 125 adults and 26 young people.



At the beginning of September, we participated in the *London Open House* initiative, when we welcomed additional visitors on the Saturday and Sunday of the event. The end of August saw the Choir (with a welcome appearance by Greg) enjoy an evening out – having spent all year singing for their supper!

Bishop Jonathan joined us for Baptism & Confirmation on Sunday, 19th September. The service earlier in the year had been postponed due to Covid. Kaira Mai Ohene-Darko and Liana Nunoo were baptised and Barbara Swaby was confirmed in a joyful service, followed by refreshments.

October 2nd saw the return of our highly popular MacMillan coffee morning, which was well supported, after a short absence due to Covid.

Also in October, we welcomed William Gill, an Ordinand in Training, for parish experience in our Anglo-Catholic tradition as he prepares for ordination in 2022. William attended services and preached during his time with us.



October also saw the return of the ever popular Macmillan coffee morning and our annual Harvest Thanksgiving. Non-perishable items were donated from the congregation and children in the nursery for the Deanery Food Bank - Saint Laurence's Larder in Brondesbury. Throughout the year the Church community supports the local food bank in Kingsbury, where some members also volunteer there.

Our Feast of Dedication was commemorated on October 17th and we were delighted to welcome friends and supporters for our Patronal Festival on November 27th, when Fr David Darling preached. In-between, we commemorated All Saints, All Souls' and Remembrance Sunday.



In Advent we gathered on Thursdays after Mass for a short study Course – Wait, Trust, Commit – which was facilitated by Wendy, the Pastoral Assistant, Charlotte Opoku-Addo and Fr Jason. A mid-Advent treat was a Christmas Dinner Dance which was organised to raise funds for the Church restoration. Entertainment was generously provided by singer Mick Bowes and everyone danced the evening away.

Christmas was celebrated with our usual services and much-enjoyed Carol Service with Benediction, for which the Church musicians and singers worked very hard. All were cheered after the service with the usual seasonal refreshments, kindly donated.

We are richly blessed by fellowship and support from our Hall users; the Nursery who have been with us for over thirty years. We are also quite an internal faith site now: with the Seventh Day Adventist (Portuguese speaking) Church who meet in the Hall on Saturday's; the Hindi Church - plant who meet in the Hall on Saturday evenings and Sunday afternoons and our Romanian Orthodox neighbours in the old Church.

Understandably, it was a quieter year than usual as the Church Council and members continued to cope with the demands of Covid-precautions, though it was an improvement on the previous year; many of our usual events did not happen. The year ended far more positively than it began though and people's confidence in gathering and attending public worship was returning.

This year saw the passing to eternal rest of five faithful members: Barbara Phillips-Agard, Charles Worger, Hallam Hall, Jeffrey Over and John Ridgley. All are greatly missed and mention is made elsewhere in this report of a memorial to them; may they rest in peace and rise in glory!

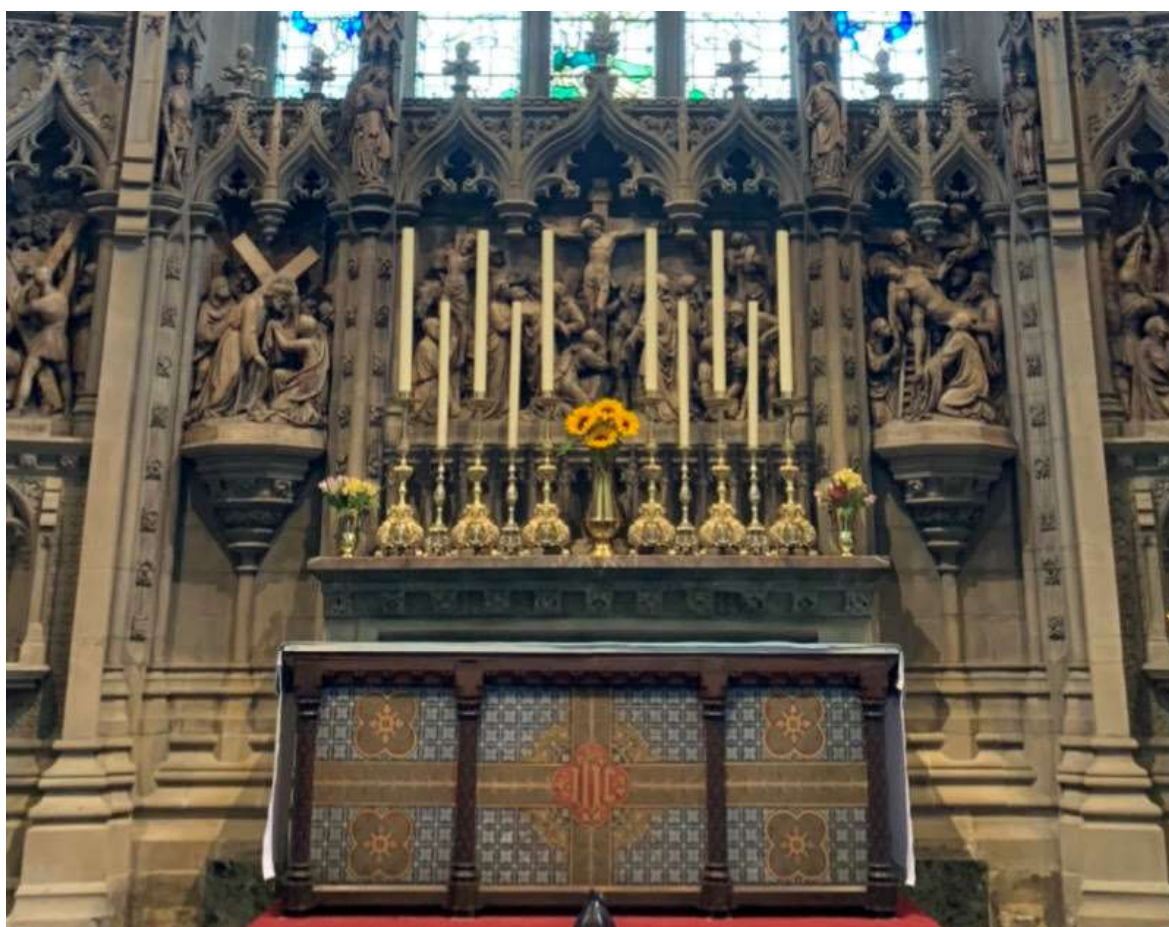
There are many people to thank, as ever, for the past year – particularly the Churchwarden and members of the Standing Committee and Parochial Church Council, who worked hard to implement and maintain all that was asked of us as a public body.

The Standing Committee met four times in the year (04/02, 25/03, 21/07 and 30/09); with the Parochial Church Council meeting five times (30/05, 30/06, 05/09, 24/10 and 08/12), sharing closely in the mission, ministry and management of the parish.

It was a strengthening experience to see how members cared for each other; looked out for each other; and supported each other all that the past year threw at us. Our faith was deepened, through God's grace, as we placed ourselves totally in His hands and care and did all we could to continue in His worship and praise.

With ever greater faith and confidence we ended the year looking forward to 2022 continuing to return to normality and celebrate our community of faith at St. Andrew's.

Fr. Jason



Aims and Purposes

St. Andrew's Parochial Council (PCC) has the responsibility of cooperating with the incumbent in promoting throughout the ecclesiastical parish, the whole mission of the Church: pastoral, evangelistic, social and ecumenical. The PCC is also specifically responsible for the maintenance of the church site, on which stands the Church and church hall.

The church building originally stood in Wells Street, in central London, and was consecrated on the 2nd February, 1847. It closed its doors on Easter Sunday 1931 because the surrounding area, once residential, had become offices and warehouses so the congregation evaporated. The Church looked set to be demolished but there was an outcry at the idea of destroying such a beautiful building containing so many items of outstanding craftsmanship. A proposal was made to move St. Andrew's from the West End to the fast-growing area of Wembley and Kingsbury, served by the new Metropolitan Line, which needed a bigger church. St. Andrew's was demolished stone by stone and transported the ten miles to southern Kingsbury.

The entire process of moving the Church to its new site took three years, although the actual rebuild was carried out in twelve months. St. Andrew's was reconsecrated on October 13th, 1934 by Arthur Foley Winnington Ingram, Bishop of London from 1901-39. The church was designed by Dawkes and contains work by some of the top sculptors and craftsmen of the day. It is mentioned in Nicholas Pevsner's noted series *The Buildings of England*. and has a Grade 2* listing.

The church hall, which sits behind the Church on the east side, was built in 1959 by a member of the congregation who was in the construction industry. 2017 saw an extensive and much needed refurbishment of the hall. It is currently used on weekdays by a local private nursery, who received an 'outstanding' from OFSTED in their last inspection. A Portuguese speaking congregation from the Seventh Day Adventist Church uses the hall every Saturday and on other occasions throughout the year. Local councillors hold a surgery once a month on a Saturday, and the local Ward police, councillors and others hold a quarterly meeting in the hall. We have now welcomed a Church of England Church plant, the Niya Jivan Church, who worship mainly in Hindi and Urdu. They meet in the Hall on Saturday evening and Sunday afternoons. On Sundays the local Romanian Orthodox community who worship in the old parish church in the churchyard, have access to the hall's toilet facilities. The PCC is currently working on a hire policy for the hall, in the hope of maximising its rental income.

The churchyard lies to the south and south-east with over 2200 burials, including over 30 war graves. In 2017 it was officially declared 'closed' by the Ministry of Justice, as there is no space for new burials, and as such, Brent Council are now responsible for its maintenance. The area continues to be under Faculty jurisdiction.

The PCC owns a flat, originally purchased as curates' accommodation in 1986 and currently rented to private tenants on an annual basis. Basic maintenance and repairs have been ongoing during this year, overseen by a local letting and management agency on our behalf.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at our church and to become part of our community at St. Andrew's. The PCC maintains an overview of worship and makes suggestions on how our services can involve the many groups that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament. When planning our activities for the year, we have considered the Commission's guidance on public benefit and, in particular, the supplementary guidance on charities for the advancement of religion. In particular, we try to enable ordinary people to live out their faith as part of our parish community through:

- Worship and prayer, learning about the Gospel, and developing their knowledge and trust in Jesus.
- Provision of pastoral care for people living in the parish.
- Missionary and outreach work.

To facilitate this work it is important that we maintain the fabric of the Church of St. Andrew's and the church hall.

The Church Fabric

Despite all the problems caused by the lockdown, when the church building was closed for long periods and church life was severely disrupted, the incumbent and churchwarden have continued to keep a keen eye on the fabric of the church and work to maintain the Grade 2* listed building, aided by our architect, John Scott. Routine maintenance work is carried out where necessary. When the church was finally able to open again for public worship, the building was sanitised once a month with an anti-viral spray (at a cost of £130 a time) until restrictions were finally lifted at the end of June.

Anti-Covid Safety Measures:

St. Andrew's continued to maintain several measures inside the building aimed at preventing the spread of the virus. To ensure social distancing, places were marked where people could sit, and every second pew was roped off. Likewise there were marks on the floor to show the distance to be kept while going to receive Holy Communion or a blessing. Hand sanitizer was provided at the entrance, and the congregation was asked to wear a face covering and avoid any physical contact during the Peace. Communion was given in one kind only.

Baptistry Fresco:

The architect had reported in the last Quinquennial Inspection that the fresco in the Baptistry had deteriorated rapidly in the last couple of years. Restoration work was needed urgently to repair cracks. The PCC agreed to undertake a survey and report and engaged McNeillage Conservation to undertake this.

Baptistry Window:

A stone was thrown through one of panes of the Baptistry stained glass window. A small amount of damage was caused and following List B approval from the Archdeacon, this was repaired in December by Holy Well Glass.

Church Lightbulbs:

A number of bulbs in the hanging lights had blown in the Church and it was not possible to source replacements as they were no longer made. Our light contractors replaced some fittings with new temporary shades and LED bulbs so that light could be restored and that discussions could be had with new examples in-situ.

Lightbulbs in the Choir Practice Room and the Hall Kitchen were replaced with LED bulbs.

Church Hall Kitchen

With the help of members of the Seventh Day Adventist Church, the Church Hall Kitchen was completely ripped-out and replaced with new cabinets, work surfaces, oven and hob – as well as repainted and the tiled floor cleaned.

Cobwebs:

High level cobwebs, that had been around for many years in the north and south aisle rafters and around the windows were removed.

Drains and Gullies:

There have been on-going problems with the drains and drainpipes in the south-west corner. Water was not draining away and was leaking into the building. The drains get blocked regularly, mainly with leaves, and work on clearing them is ongoing throughout the year. Likewise the gullies keep filling up and are cleared regularly.

Covers were made for the bottom of downpipes and hoppers have been covered with grilles. The Drains and gutters on the Church, Church Hall and Vicarage are cleaned and checked annually as part of the Diocesan Gutter Maintenance Project.

Roof:

Heritage England awarded St Andrew's a grant of £24k towards work on the gutters. This work is guaranteed for 3-5 years and so gives us a breathing space so we can tackle the spire and the bells first. Repairs to the southeast nave roof carried out in late 2020 had failed with the result that heavy rain over several months led to water getting into the building and causing damage to the walls. This was put right in the middle of the year. Repairs cost more than the Heritage England grant but the parish covered the excess (helped by a generous fee from a filming company).

Memorial Candlesticks:

Four candlesticks were obtained in memory of long-established members to mark their significant contribution to the life of St. Andrew's over the year: Margaret Morgan, Barbara Phillips-Agard, Deanery Synod Representative for many year, Jeff Over, our Treasurer, and Charlie Worger - the last three all victims of Covid. They are smaller than the Big Six and sit between them on the Gradine, at the High Altar. They were dedicated by the Bishop of Richborough on August 22nd. Memorial candleholders were also ordered for Mick Robinson and Hallam Hall: one will go in front of the statue of Our Lady and the other before the statue of Our Lady of Walsingham.

Also at the end of the year, a second-hand statue of the Sacred Heart was purchased and placed in the Lady Chapel.

Routine Maintenance:

Checks were carried out in January on the fire extinguishers in both the church and church hall and replacements installed where necessary.

In February tree work was undertaken along the north boundary and entrance drive.

The lightning conductor was tested in June so as to ensure it conforms to the required standards.

In September both the Church boiler and the hall heating system were serviced, and gas safety certificates issued.

The font-lid mechanism in the baptistery had its annual check and conforms to the health and safety regulations.

Carpets in both the church and the hall were cleaned in August, as well as a steam-clean and sealing of the main hall floor.

The logbook is updated regularly and both hard and electronic copies is kept.

Financial Review

As predicted, Jeff was a very hard act to follow but thanks are offered to those who have helped us with the finances in 2021. We are grateful to those who paid the bills and to Estelle for being available monthly to count the collections and donations each month and to both her and Vic for taking it to the bank; all while Michelle Phillips got to grips with the role of Treasurer.

Even more grateful thanks need to go to the congregation for its generous support of the Church in the midst of trying times and ever-increasing calls on personal finances. Thank you to everyone who gave in 2021. It is good to report that in 2021 we ended the year with a surplus.

Income: St. Andrew's is blessed by many members who give via bankers standing order, so though attendance/collections was reduced in the first half of the year, due to on-going Covid-19 restrictions, we were able to continue to receive people's pledges. The Hall continued to generate income as the Nursery stayed open through the pandemic. Also in early 2021, the Seventh Day Adventists resumed their use of the Hall, and in the summer the Hindi Church plant group also brought in much needed income.

We continued to receive income from the flat, and though a change in tenant towards the end of 2021, caused a slight delay in receiving some income, this has been addressed in 2022. We received a Historic England grant from their Covid-19 Emergency Heritage at Risk Response Fund of £24,000 towards urgent gutter repairs as well as some project work in preparation for restoration to the roof and spire. In April, location filming for AppleTV brought an income of £17500. We were grateful for a collection in memory of Barbara, which is allocated to the bells/spire restoration and to legacies from both Jeff and Charlie's family. These need to be identified in the accounts going forward.

Spending: Spending in 2021 was largely in line with expectations, including building works and care of the Church and its land. We saw an increase in utilities but benefited from a warm Church! We were able to maintain our Common Fund donations each month, making our promised contribution of £52,195 as well as our monthly contributions to the mortgage taken out for the Hall refurbishment a few years ago – repayment approx. £560 per month. A number of fundraising ideas were employed to raise funds towards the roof/bells and we are grateful to those who supported them as well as the various initiatives.

The Charity of the Month scheme ran throughout the year with the PCC making additional contributions to collections for the DEC Appeal for India (£151.10), and parishioners raising additional funds for Macmillan (£606.46) and a collection at the Carol Service for the Jeel al Amal Children's Home in Bethany (£366.42). In addition, parishioners contributed:

| | | | | | |
|----------------------|----------------------|---------|-------------|--------------------------|------------------|
| Jan | Guide Dogs | £135.00 | Aug | Centrepoint | £340.88 |
| Feb & Mar | Lent Appeal | £281.00 | Sept | British Heart Foundation | £270.53 |
| April | Church Schools | £189.39 | Oct | Missing People | £267.59 |
| May | DEC India Appeal | £348.90 | Nov | Grief Encounter | £307.11 |
| June | Children in Need | £152.91 | Dec | St. Luke's Hospice | £235.03 |
| July | <i>No collection</i> | | | TOTAL | £2,528.34 |

The past number of years, Pat Best had undertaken the arduous work of book-keeper and had supported Jeff tirelessly, Due to events of 2021, Kevin Ogilvy, formally Willesden Area Finance Adviser, took over this role temporarily and thanks are given to him for his support and also huge thanks to Pat. John Clarke offered an experienced pair of eyes when it came to inspecting the accounts and for helpful clarification following the PCC meeting.

The draft accounts for 2021 we discussed at a meeting of the PCC on April 27th, 2022, and then were formally received and approved by a unanimous show of hands.

We thank God for his continued provision in these challenging times.

Reserves Policy

All of the reserves are required to meet the running costs of the Parish and to ensure that funds are available to meet the high cost of maintaining the properties.

Volunteers

We would like to thank all the volunteers who work so hard to make our church the lively, welcoming and vibrant community it is, particularly in a difficult year. A large number of people give of their time in support of the life of the church and all aspects of its worship and management.

In this year we especially thank those of the Standing Committee & PCC who took the lead in ensuring that the Church could open in a Covid-safe way, producing risk assessments, cleaning, supervising and managing the *track & trace* system. It has been important to keep the Church open and a focus for prayer when we have been allowed to do so in the pandemic.

Safeguarding children and vulnerable adults

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 regarding safeguarding children and vulnerable adults. DBS checks are in place for the incumbent, the Pastoral Assistant and the Junior Church Leader and the Safeguarding Officer. The Safeguarding Officer, who has undergone the necessary diocesan training, is Claudette Graham. The Children's Advocate is Diana Ohene-Darko.

The Safeguarding Officer meets when necessary with the Incumbent and Churchwarden to discuss any matters of concern. Advice is also taken from the Diocese of London Safeguarding Team as well as the local council social services.

Structure, Governance and Management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. Andrew's the membership of the PCC consists of the incumbent, churchwarden(s), two deanery synod representatives and members elected by those who are on the electoral roll of the church. All those who regularly attend our services are encouraged to register on the electoral roll and stand for election to the PCC. The PCC members are responsible for making decisions on all matters of general concern and importance to the parish, including deciding on how church monies are spent. The full PCC meets as and when required (now that the minimal requirement for meetings has been removed). The PCC appoints a Standing Committee which can meet between full meetings of the PCC. It has power to transact the business of the PCC between its meetings, subject to any specific directions issued by the PCC. Those appointed in this year are the Fr Jason (the PCC Chairman), Gloria Williams (the Churchwarden), Mary Vávra (the PCC Secretary), plus Christine Madekwe and Wendy Richards. Minutes of its meetings are formally received by the next full meeting of the PCC. Copies of the minutes of both bodies are kept at the charity's correspondence address.

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

Known as St Andrew's PCC Kingsbury

Registered Charity number 1166287

Unaudited Financial Statements of the Parochial Church Council

For the year ended 31 December 2021

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Financial Activities (SOFA)
(incorporating an Income & Expenditure Account)
For the year ended 31 December 2021

| Incoming Resources | Note | Unrestricted | Designated | Restricted | Total 2021 | Total 2020 |
|---|------|----------------|--------------|--------------|----------------|----------------|
| Voluntary income | 5(a) | 92,939 | | 4,469 | 97,408 | 68,527 |
| Activities for generating funds | 5(b) | 36,843 | | 1,940 | 38,783 | 24,354 |
| Income from investments | 5(c) | 10,276 | | | 10,276 | 20,855 |
| Church activities | 5(d) | 979 | | | 979 | 1,059 |
| Other incoming resources | 5(e) | 18,060 | | | 18,060 | 350 |
| Total Incoming resources | | <u>159,097</u> | <u>0</u> | <u>6,409</u> | <u>165,506</u> | <u>115,145</u> |
| Outgoing Resources | | | | | | |
| Church activities | 6(a) | 130,075 | | 3,623 | 133,698 | 132,839 |
| Fund raising | 6(b) | 3,044 | | | 3,044 | 4,620 |
| Other expenditure | 6(c) | 4,132 | | | 4,132 | 4,368 |
| Total Expenditure | | <u>137,251</u> | <u>0</u> | <u>3,623</u> | <u>140,874</u> | <u>141,827</u> |
| Net incoming /(outgoing) resources for the year | | 21,846 | 0 | 2,786 | 24,632 | -26,682 |
| Inter fund transfers | | -1,842 | | 1,842 | | |
| Funds as at 1 January 2021 | | 280,593 | 7,709 | 1,585 | 289,887 | 316,569 |
| Funds at 31 December 2021 | | <u>300,597</u> | <u>7,709</u> | <u>6,213</u> | <u>314,519</u> | <u>289,887</u> |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Assets and Liabilities as at 31 December 2021

| | Note | 2021 £ | 2020 £ |
|---|------|----------------|----------------|
| Tangible fixed assets | 4 | <u>300,000</u> | <u>300,000</u> |
| Current Assets | | | |
| Amounts receivable | | 10,450 | 5,000 |
| Cash at bank and on hand | | <u>123,020</u> | <u>106,458</u> |
| | | <u>133,470</u> | <u>111,458</u> |
| Creditors : Amounts falling due within one year | | | |
| Creditors | | 7,000 | 7,000 |
| Loan repayments - net of interest charge | 7 | <u>2,852</u> | <u>2,500</u> |
| | | <u>9,852</u> | <u>9,500</u> |
| Net current assets | | <u>123,618</u> | <u>101,958</u> |
| Creditors: Amounts falling due after one year | 7 | 109,099 | 112,071 |
| Net Assets | | <u>314,519</u> | <u>289,887</u> |
| Represented by | | | |
| Restricted Funds | 3, 8 | 6,213 | 1,585 |
| Unrestricted Funds | | | |
| General fund | 2, 8 | 300,597 | 280,593 |
| Designated funds | 2, 8 | 7,709 | 7,709 |
| | | <u>314,519</u> | <u>289,887</u> |

Approved by the Parochial Church Council on ~~27~~ April 2022 and signed on its behalf by

Fr. Jason Rendell



Gloria Williams



The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2021

1 Accounting policies

The financial statements of the PCC have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts and Payments basis, modified to report freehold investment property at market value, mortgage liability and to recognise Gift Aid tax refund relating to the income received in the year.

Incoming resources

Planned giving, collections and donations are recognised when received. Tax refunds are recognised when the to which they related is receivable. All other income is recognised when it is received.

Outgoing resources

The Diocesan common fund share is accounted for when due. Other outgoings are generally recognised when incurred.

Fixed assets

Expenditure on individual fixed assets costing more than £500 is capitalised and written off over the expected useful life of the asset. Consecrated land and property are excluded from the accounts

Freehold investment property has been valued at its estimated market value by the Trustees based current values of similar properties in the locality. The valuation surplus is included in General Fund.

2 General funds

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

3 Restricted funds

Restricted funds are donations received for a specific purpose. The funds may only be expended for the purpose for which they were given.

| 4 Tangible fixed assets | Freehold investment property | Fixtures & fittings | Total |
|----------------------------------|------------------------------|---------------------|----------------|
| Cost | £ | £ | £ |
| Cost/valuation 1 January 2021 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Cost/valuation 31 December 2021 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Freehold investment property | | | |
| Original cost | 41,000 | | |
| Revaluations to 31 December 2014 | 194,000 | | |
| Revaluation 2016 | 65,000 | | |
| | <u>300,000</u> | | |
| Amortisation/Depreciation | | | |
| At 1 January 2021 | 0 | 7,161 | 7,161 |
| At 31 December 2021 | <u>0</u> | <u>7,161</u> | <u>7,161</u> |
| Net book value 31 December 2021 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |
| Net book value 31 December 2020 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |

Freehold investment property has been valued by the Trustees based on current condition and prices of similar property in the locality.

Freehold property is pledged as security for loan - see note 7

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2021

| | Unrestricted funds £ | Designated funds | Restricted funds | Total funds £ | 2020 Total funds £ |
|--|----------------------------|---------------------|---------------------|---------------------|-----------------------------|
| 5 Income | | | | | |
| (a) Voluntary income | | | | | |
| Planned giving | 35,941 | | | 35,941 | 40,228 |
| Collections & other giving | 3,935 | | 1,666 | 5,601 | 4,440 |
| Other voluntary receipts | 41,768 | | 2,803 | 41,768 | 16,172 |
| Gift Aid - tax refund | 11,295 | | | 11,295 | 7,687 |
| | <u>92,939</u> | | <u>4,469</u> | <u>94,605</u> | <u>68,527</u> |
| (b) Activities for generating funds | | | | | |
| Fundraising events & miscellaneous | 582 | | 1,940 | 2,522 | 1,718 |
| Bookstall sales | 196 | | | 196 | 141 |
| Church hall lettings | 36,065 | | | 36,065 | 22,495 |
| | <u>36,843</u> | | <u>1,940</u> | <u>38,783</u> | <u>24,354</u> |
| (c) Income from investments | | | | | |
| CCLA interest | 48 | | | 48 | 485 |
| Rent | 10,228 | | | 10,228 | 20,370 |
| | <u>10,276</u> | | | <u>10,276</u> | <u>20,855</u> |
| (d) Church activities | | | | | |
| Fees for weddings & funerals | 979 | | | 979 | 1,059 |
| (e) Other receipts | | | | | |
| Historic England grant | 18,060 | | | 18,060 | |
| Insurance claim | 0 | | | 0 | 350 |
| | <u>18,060</u> | | | <u>18,060</u> | <u>350</u> |
| 6 Expenditure | | | | | |
| (a) Church activities | | | | | |
| Missionary & charitable giving | 0 | 3,623 | | 3,623 | 2,402 |
| Parish share & Statutory fees | 52,195 | | | 52,195 | 51,541 |
| Clergy & staffing costs | 1,643 | | | 1,643 | 2,037 |
| Church running expenses | 31,927 | | | 31,927 | 31,117 |
| Hall running costs | 9,612 | | | 9,612 | 9,090 |
| Church repairs & maintenance | 32,924 | | | 32,924 | 36,102 |
| Hall repairs & maintenance | 1,199 | | | 1,199 | 0 |
| Governance costs | 575 | | | 575 | 550 |
| | <u>130,075</u> | <u>3,623</u> | | <u>133,698</u> | <u>132,839</u> |
| (b) Fund raising | | | | | |
| Flat expenses | 67 | | | 67 | 4395 |
| Social events | 595 | | | 595 | 213 |
| Other expenses | 2371 | | | 2371 | |
| Investment management charges | 11 | | | 11 | 12 |
| | <u>3044</u> | | | <u>3044</u> | <u>4620</u> |
| (c) Other expenditure | | | | | |
| Loan interest | 4132 | | | 4132 | 4368 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2021

7 Mortgage loan

| | |
|---|----------------|
| Amount owed at 1 January 2021 | 114,571 |
| Interest charged | 4,132 |
| Repayments | -6752 |
| Amount outstanding at 31 December 2021 | <u>111,951</u> |
| Repayable by instalments within one year (net of interest) | 2,852 |
| Repayable by instalments over 25 years and nine months | 109,099 |
| | <u>111,951</u> |

8 Movement in funds during the year

| | I January | Incoming | Outgoing | Fund | 31 December |
|--------------------------------|----------------|-----------|-----------|-----------|----------------|
| | 2021 | Resources | Resources | Transfers | 2021 |
| General fund | <u>280,593</u> | 159,097 | 137,251 | -1,842 | <u>300,597</u> |
| Designated funds | | | | | |
| Incumbent's Discretionary Fund | 766 | | | | 766 |
| Church Warden's Fund | 6,943 | | | | 6,943 |
| | <u>7,709</u> | 0 | 0 | 0 | <u>7,709</u> |
| Restricted Funds | | | | | |
| Bell Tower | 1,470 | 4,743 | | | 6,213 |
| Charity Donations | 115 | 1,666 | 3,623 | 1,842 | 0 |
| | <u>1,585</u> | 6,409 | 3,623 | 1,842 | <u>6,213</u> |

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and Liabilities, and Notes for the year ended 31 December 2021.

Respective responsibilities of the Trustees and the Examiner

The Charity Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent Examination is needed.

It is my responsibility to:

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

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives 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; and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act 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.



Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 29th April 2022

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and
Liabilities, and Notes for the year ended 31 December 2021.

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Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 29th April 2022

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

Known as St Andrew's PCC Kingsbury

Registered Charity number 1166287

Unaudited Financial Statements of the Parochial Church Council

For the year ended 31 December 2021

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Financial Activities (SOFA)
(incorporating an Income & Expenditure Account)
For the year ended 31 December 2021

| Incoming Resources | Note | Unrestricted | Designated | Restricted | Total 2021 | Total 2020 |
|---|------|----------------|--------------|--------------|----------------|----------------|
| Voluntary income | 5(a) | 92,939 | | 4,469 | 97,408 | 68,527 |
| Activities for generating funds | 5(b) | 36,843 | | 1,940 | 38,783 | 24,354 |
| Income from investments | 5(c) | 10,276 | | | 10,276 | 20,855 |
| Church activities | 5(d) | 979 | | | 979 | 1,059 |
| Other incoming resources | 5(e) | 18,060 | | | 18,060 | 350 |
| Total Incoming resources | | <u>159,097</u> | <u>0</u> | <u>6,409</u> | <u>165,506</u> | <u>115,145</u> |
| Outgoing Resources | | | | | | |
| Church activities | 6(a) | 130,075 | | 3,623 | 133,698 | 132,839 |
| Fund raising | 6(b) | 3,044 | | | 3,044 | 4,620 |
| Other expenditure | 6(c) | 4,132 | | | 4,132 | 4,368 |
| Total Expenditure | | <u>137,251</u> | <u>0</u> | <u>3,623</u> | <u>140,874</u> | <u>141,827</u> |
| Net incoming /(outgoing) resources for the year | | 21,846 | 0 | 2,786 | 24,632 | -26,682 |
| Inter fund transfers | | -1,842 | | 1,842 | | |
| Funds as at 1 January 2021 | | 280,593 | 7,709 | 1,585 | 289,887 | 316,569 |
| Funds at 31 December 2021 | | <u>300,597</u> | <u>7,709</u> | <u>6,213</u> | <u>314,519</u> | <u>289,887</u> |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Assets and Liabilities as at 31 December 2021

| | Note | 2021 £ | 2020 £ |
|---|------|----------------|----------------|
| Tangible fixed assets | 4 | <u>300,000</u> | <u>300,000</u> |
| Current Assets | | | |
| Amounts receivable | | 10,450 | 5,000 |
| Cash at bank and on hand | | <u>123,020</u> | <u>106,458</u> |
| | | <u>133,470</u> | <u>111,458</u> |
| Creditors : Amounts falling due within one year | | | |
| Creditors | | 7,000 | 7,000 |
| Loan repayments - net of interest charge | 7 | <u>2,852</u> | <u>2,500</u> |
| | | <u>9,852</u> | <u>9,500</u> |
| Net current assets | | <u>123,618</u> | <u>101,958</u> |
| Creditors: Amounts falling due after one year | 7 | 109,099 | 112,071 |
| Net Assets | | <u>314,519</u> | <u>289,887</u> |
| Represented by | | | |
| Restricted Funds | 3, 8 | 6,213 | 1,585 |
| Unrestricted Funds | | | |
| General fund | 2, 8 | 300,597 | 280,593 |
| Designated funds | 2, 8 | 7,709 | 7,709 |
| | | <u>314,519</u> | <u>289,887</u> |

Approved by the Parochial Church Council on ~~27~~ April 2022 and signed on its behalf by

Fr. Jason Rendell



Gloria Williams



The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2021

1 Accounting policies

The financial statements of the PCC have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts and Payments basis, modified to report freehold investment property at market value, mortgage liability and to recognise Gift Aid tax refund relating to the income received in the year.

Incoming resources

Planned giving, collections and donations are recognised when received. Tax refunds are recognised when the to which they related is receivable. All other income is recognised when it is received.

Outgoing resources

The Diocesan common fund share is accounted for when due. Other outgoings are generally recognised when incurred.

Fixed assets

Expenditure on individual fixed assets costing more than £500 is capitalised and written off over the expected useful life of the asset. Consecrated land and property are excluded from the accounts

Freehold investment property has been valued at its estimated market value by the Trustees based current values of similar properties in the locality. The valuation surplus is included in General Fund.

2 General funds

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

3 Restricted funds

Restricted funds are donations received for a specific purpose. The funds may only be expended for the purpose for which they were given.

| 4 Tangible fixed assets | Freehold investment property | Fixtures & fittings | Total |
|----------------------------------|------------------------------|---------------------|----------------|
| Cost | £ | £ | £ |
| Cost/valuation 1 January 2021 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Cost/valuation 31 December 2021 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Freehold investment property | | | |
| Original cost | 41,000 | | |
| Revaluations to 31 December 2014 | 194,000 | | |
| Revaluation 2016 | <u>65,000</u> | | |
| | <u>300,000</u> | | |
| Amortisation/Depreciation | | | |
| At 1 January 2021 | 0 | 7,161 | 7,161 |
| At 31 December 2021 | <u>0</u> | <u>7,161</u> | <u>7,161</u> |
| Net book value 31 December 2021 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |
| Net book value 31 December 2020 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |

Freehold investment property has been valued by the Trustees based on current condition and prices of similar property in the locality.

Freehold property is pledged as security for loan - see note 7

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2021

| | Unrestricted funds £ | Designated funds | Restricted funds | Total funds £ | 2020 Total funds £ |
|--|----------------------------|---------------------|---------------------|---------------------|-----------------------------|
| 5 Income | | | | | |
| (a) Voluntary income | | | | | |
| Planned giving | 35,941 | | | 35,941 | 40,228 |
| Collections & other giving | 3,935 | | 1,666 | 5,601 | 4,440 |
| Other voluntary receipts | 41,768 | | 2,803 | 41,768 | 16,172 |
| Gift Aid - tax refund | 11,295 | | | 11,295 | 7,687 |
| | <u>92,939</u> | | <u>4,469</u> | <u>94,605</u> | <u>68,527</u> |
| (b) Activities for generating funds | | | | | |
| Fundraising events & miscellaneous | 582 | | 1,940 | 2,522 | 1,718 |
| Bookstall sales | 196 | | | 196 | 141 |
| Church hall lettings | 36,065 | | | 36,065 | 22,495 |
| | <u>36,843</u> | | <u>1,940</u> | <u>38,783</u> | <u>24,354</u> |
| (c) Income from investments | | | | | |
| CCLA interest | 48 | | | 48 | 485 |
| Rent | 10,228 | | | 10,228 | 20,370 |
| | <u>10,276</u> | | | <u>10,276</u> | <u>20,855</u> |
| (d) Church activities | | | | | |
| Fees for weddings & funerals | 979 | | | 979 | 1,059 |
| (e) Other receipts | | | | | |
| Historic England grant | 18,060 | | | 18,060 | |
| Insurance claim | 0 | | | 0 | 350 |
| | <u>18,060</u> | | | <u>18,060</u> | <u>350</u> |
| 6 Expenditure | | | | | |
| (a) Church activities | | | | | |
| Missionary & charitable giving | 0 | 3,623 | | 3,623 | 2,402 |
| Parish share & Statutory fees | 52,195 | | | 52,195 | 51,541 |
| Clergy & staffing costs | 1,643 | | | 1,643 | 2,037 |
| Church running expenses | 31,927 | | | 31,927 | 31,117 |
| Hall running costs | 9,612 | | | 9,612 | 9,090 |
| Church repairs & maintenance | 32,924 | | | 32,924 | 36,102 |
| Hall repairs & maintenance | 1,199 | | | 1,199 | 0 |
| Governance costs | 575 | | | 575 | 550 |
| | <u>130,075</u> | <u>3,623</u> | | <u>133,698</u> | <u>132,839</u> |
| (b) Fund raising | | | | | |
| Flat expenses | 67 | | | 67 | 4395 |
| Social events | 595 | | | 595 | 213 |
| Other expenses | 2371 | | | 2371 | |
| Investment management charges | 11 | | | 11 | 12 |
| | <u>3044</u> | | | <u>3044</u> | <u>4620</u> |
| (c) Other expenditure | | | | | |
| Loan interest | 4132 | | | 4132 | 4368 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2021

7 Mortgage loan

| | |
|---|----------------|
| Amount owed at 1 January 2021 | 114,571 |
| Interest charged | 4,132 |
| Repayments | -6752 |
| Amount outstanding at 31 December 2021 | <u>111,951</u> |
| Repayable by instalments within one year (net of interest) | 2,852 |
| Repayable by instalments over 25 years and nine months | 109,099 |
| | <u>111,951</u> |

8 Movement in funds during the year

| | I January | Incoming | Outgoing | Fund | 31 December |
|--------------------------------|----------------|-----------|-----------|-----------|----------------|
| | 2021 | Resources | Resources | Transfers | 2021 |
| General fund | <u>280,593</u> | 159,097 | 137,251 | -1,842 | <u>300,597</u> |
| Designated funds | | | | | |
| Incumbent's Discretionary Fund | 766 | | | | 766 |
| Church Warden's Fund | 6,943 | | | | 6,943 |
| | <u>7,709</u> | 0 | 0 | 0 | <u>7,709</u> |
| Restricted Funds | | | | | |
| Bell Tower | 1,470 | 4,743 | | | 6,213 |
| Charity Donations | 115 | 1,666 | 3,623 | 1,842 | 0 |
| | <u>1,585</u> | 6,409 | 3,623 | 1,842 | <u>6,213</u> |

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and Liabilities, and Notes for the year ended 31 December 2021.

Respective responsibilities of the Trustees and the Examiner

The Charity Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent Examination is needed.

It is my responsibility to:

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

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives 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; and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act 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.



Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 29th April 2022

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and
Liabilities, and Notes for the year ended 31 December 2021.

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2. To which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

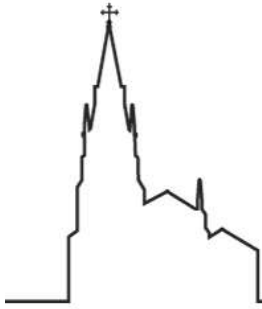


Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 29th April 2022

Accounts



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— DIOCESE OF —
LONDON

The Parish Church of
St Andrew's, Kingsbury



**THE
PAROCHIAL
CHURCH
COUNCIL OF THE
ECCLESIASTICAL
PARISH
OF KINGSBURY:
ST. ANDREW**

known as:

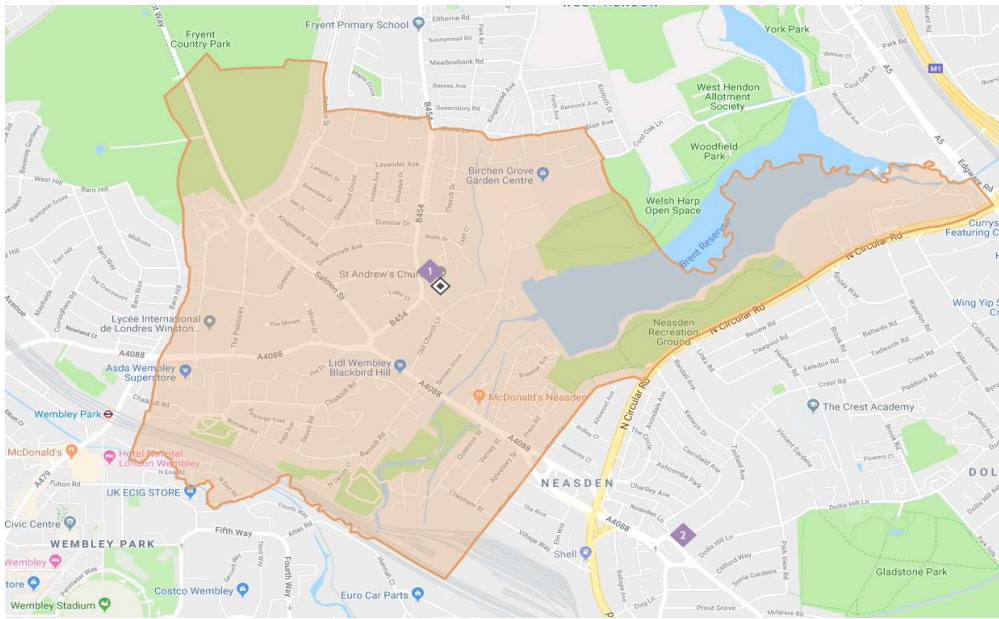
ST. ANDREW'S PCC, KINGSBURY

Registered Charity Number: 1166287

DRAFT ANNUAL REPORT

for the year ending 31st December 2020

Administrative information



The parish church of St. Andrew, Kingsbury, is situated on Church Lane, in the London Borough of Brent - a borough in North West London, which forms part of Greater London. St. Andrew's is part of the worldwide Anglican Church, as members of the Church of England, in the Diocese of London and the Deanery of Brent.

The parish is under the pastoral care of the

Bishop of Fulham and is affiliated to *The Society & Forward in Faith*, whose worship is in the Catholic tradition with the Eucharist at its heart.

The Society is an ecclesial body, led by a Council of Bishops:

- to promote and maintain Catholic teaching and practice within the Church of England
- to provide episcopal oversight to which churches, institutions and individuals freely submit themselves
- to guarantee a ministry in the historic apostolic succession in which they can have confidence.

Parish Patron: Her Majesty The Queen

Correspondence address: St. Andrew's Vicarage, 28 Old Church Lane, Kingsbury, London NW9 8RZ
020 8205 7447 standrews.kingsbury@london.anglican.org

Parish website: www.standrewskingsbury.org.uk

The following parish members have served continuously since the last APCM and for the duration of this report:

Incumbent: The Reverend Jason Rendell* (*Chairman*)
Churchwarden: Ms Gloria Williams* (*Vice-Chair*)
Deanery Synod: Mrs Barbara Phillips-Agard and Miss Wendy Richards* (*Pastoral Assistant*)

Elected members: Patricia Best
**Standing Committee member* Patience Boateng
Estelle Gossage
Connie Mengezeleli
Christine Madekwe
Mr Jeffrey Over (*Treasurer*)*
Mina Reynolds*
Betty Toppin
Pauline Turgoose
Mary Vávra*
Sonia Williams
Eileen Yarde
Uwem Utip*
Co-opted: Sue Roberts (*PCC Secretary*)*
Invited to attend: Gilian Hemsworth (*non-voting*)

Introduction



2020 was a year like no other in recent times; one that no one could have foreseen. It began with a joyous start, with the Fulham Epiphany Festival at Southwark Cathedral. Later in January we blessed a new statue of Our Lady of Walsingham, given in memory of Brian Turgoose and making a focal point for prayer at the west end of the church, with a new pricket stand and a beautiful blue silk banner, made by The Revd Olivia Dewhurst-Maddox.

For the Feast of Candlemas the St. Alphage Chorus sang Evensong from the 1662 Prayer Book, and we were joined by neighbouring parishes on what was the anniversary of the Dedication of St. Andrew's when it was in its original location in Wells Street. The Fundraising Committee met and planned some exciting activities for the coming year – but events overtook us on that front!

Also in February we hosted a concert given by KAOS, and those who attended enjoyed the toe-tapping programme *Generally Gershwin*. Pancakes & Punch in the Vicarage ended the month and eased us in our Lenten disciplines.



During Lent we undertook our usual devotions, including weekly Stations of the Cross, and we also began our joint study course with our neighbouring Fulham parishes on 'Miracles'. Fr. Colin and Fr. Jason gave the first two talks and then the course was halted due to the pandemic. Public worship was stopped on 17th March although churches could remain open for private prayer, which we did on a number of days each week. On the Fourth Sunday in Lent – Mothering Sunday – the Bishop of London instructed all churches in the Diocese to close.

As the country was coming to terms with a national lockdown the Church also had to adjust; with no public worship as we approached Holy Week and the great season of Easter.

With help, Fr. Jason soon learnt the skill of live-streaming; a Facebook page was created and the usual weekday Morning Prayer, Thursday devotions & Mass along with the Sunday Mass were celebrated and live-streamed from the Vicarage. Good Friday, Holy Saturday and Easter morning came from the Vicarage garden – with Fr. Jason getting a round of applause from the other side of his high hedge having sung the Gloria! It was all a steep learning curve, but we are so pleased that we were able to make simple use of modern technology to relay worship. We also got used to Zoom and had a weekly 'coffee & chat' on Tuesday for many weeks so people could keep in touch with each other. Even choir practice took place via this medium!

During this time, Fr. Jason developed a twice-weekly email newsletter and phoned a number of parishioners daily to keep in touch.



The lockdown meant the cancellation of our pilgrimage to Lourdes planned for May, and the initial postponement of the Bishop's visit and Confirmation. Lockdown also meant a sad farewell to Greg, our talented organist for many years, who relocated to his home and family. His musical skill and friendly nature would be much-missed. We are hugely grateful to Nathanael (Nat) Smith for stepping-in and helping initially with recording music for Mass and then going public on the organ when the Church opened for worship. We are delighted to say that Nat is still sitting on the organ stool and it is a joy and delight to hear him play as well as sing. Big shoes are being well filled!



As part of our outreach we supported Brent Council's collection of necessities for families struggling due to the pandemic. A collecting box was on the Vicarage doorstep for a number of weeks – and some days overflowed with donations! Although all activities in the church hall stopped, the Nursery continued in caring for key-worker children.

We came out of the first Lockdown over the summer and started back to congregational worship. We had to conform to many standards and regulations with social distancing, masks, sanitiser etc. The Chalice was not to be ministered to the people, the Peace could not be physically shared and we were not allowed to sing. We also had to stop refreshments in church after Mass. Given all that, how good it was to be together again, but conscious of those still shielding.

Sadly no cake and coffee could be had for our Macmillan fundraiser this year but a retiring collection was taken. A delayed APCM for 2019 was held in the autumn, and on the following Sunday the newly elected Churchwarden and PCC members were blessed at the end of the Mass. Fr. Jason had the great pleasure of officially acting on behalf of the Archdeacon by admitting Gloria to the office of Churchwarden in St. Andrew's, the usual event having been cancelled. Harvest Thanksgiving, All Saints and our All Souls Requiem were all just before a further lockdown was announced by the Prime Minister from the 5th November.



In this lockdown priests were allowed into our churches, so it was possible to say mass in church, with Fr. Jason once again looking down a camera and singers and readers pre-recording their contributions. It did mean no Patronal Festival though for us and our friends at St. Andrew's, Willesden Green, which we like to support.



This second lockdown lifted during Advent, so we were together for the latter part of Advent and Christmas, though continuing with all the Covid restrictions placed upon worship.

What a year it was! Not only did the pandemic cause disruption and chaos to people lives, it also had a devastating effect with the huge number of people who died. There wasn't any sector life that didn't have to think on its feet as everyone responded to the rapidly developing situation.

I must pay tribute and give thanks to those of the Church who stepped up and worked hard to ensure that the Church could open when it legally could, worked out risk assessments and implemented Covid-safe requirements; those who enabled the church open for private prayer; those who recorded music, singing, prayers and readings to enhance our liturgy; those who went out of their way to

keep in touch with people and finally to all of you who continued to support the church from a distance. Some positives of the past year: those joining Fr. Jason for Morning Prayer quadrupled and those watching the Mass did so from as far afield as Jersey, the Caribbean and the United States! In the midst of summer, Estelle and Vic celebrated their fiftieth wedding anniversary—many golden congratulations to them and our renewed thanks for all that they do. We were also cheered by the news that Toni & Kurt took safe delivery of Nazaiah, their first daughter and a sister for Zephaniah.

This year also saw the passing to eternal rest of three faithful members: Nellie Wood, who, though having moved away the past few years, was one of the longest serving members at St. Andrew's; Margaret Morgan, a faithful and supportive friend, and Michael (Mick) Robinson, such a jolly and friendly presence, who was always found smiling as he pushed dear Hazel in her wheelchair. Mention must also be made of the sad passing of Fr. Colin Tolworthy SSC, a good priestly friend of St. Andrew's. All are greatly missed; may they rest in peace and rise in glory!

2020 was a difficult year and much was cancelled but by God's grace, we got through it, and as the strong family we are at St. Andrew's, we supported each other and kept the faith! As we look to another year with its continued restrictions, we thank God for his guidance and protection and we seek his help in all that lies ahead of us. *Fr. Jason*

Aims and Purposes

St. Andrew's Parochial Council (PCC) has the responsibility of cooperating with the incumbent in promoting throughout the ecclesiastical parish, the whole mission of the Church: pastoral, evangelistic, social and ecumenical. The PCC is also specifically responsible for the maintenance of the church site, on which stands the Church and church hall.

The church building originally stood in Wells Street, in central London, and was consecrated on the 2nd February, 1847. It closed its doors on Easter Sunday 1931 because the surrounding area, once residential, had become offices and warehouses so the congregation evaporated. The Church looked set to be demolished but there was an outcry at the idea of destroying such a beautiful building containing so many items of outstanding craftsmanship. A proposal was made to move St. Andrew's from the West End to the fast-growing area of Wembley and Kingsbury, served by the new Metropolitan Line, which needed a bigger church. St. Andrew's was demolished stone by stone and transported the ten miles to southern Kingsbury.

The entire process of moving the Church to its new site took three years, although the actual rebuild was carried out in twelve months. St. Andrew's was reconsecrated on October 13th, 1934 by Arthur Foley Winnington Ingram, Bishop of London from 1901-39. The church was designed by Dawkes and contains work by some of the top sculptors and craftsmen of the day. It is mentioned in Nicholas Pevsner's noted series *The Buildings of England*. and has a Grade 2* listing.

The church hall, which sits behind the Church on the east side, was built in 1959 by a member of the congregation who was in the construction industry. 2017 saw an extensive and much needed refurbishment of the hall. It is currently used on weekdays by a local private nursery, who received an 'outstanding' from OFSTED in their last inspection. A Portuguese speaking congregation from the Seventh Day Adventist Church uses the hall every Saturday and on other occasions throughout the year. Local councillors hold a surgery once a month on a Saturday, and the local Ward police, councillors and others hold a quarterly meeting in the hall. On Sundays the local Romanian Orthodox community who worship in the old parish church in the churchyard, have access to the hall's toilet facilities. The PCC is currently working on a hire policy for the hall, in the hope of maximising its rental income.

The churchyard lies to the south and south-east with over 2200 burials, including over 30 war graves. In 2017 it was officially declared 'closed' by the Ministry of Justice, as there is no space for new burials, and as such, Brent Council are now responsible for its maintenance. The area continues to be under Faculty jurisdiction.

The PCC owns a flat, originally purchased as curates' accommodation in 1986 and currently rented to private tenants on an annual basis. Basic maintenance and repairs have been ongoing during this year, overseen by a local letting and management agency on our behalf.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at our church and to become part of our community at St. Andrew's. The PCC maintains an overview of worship and makes suggestions on how our services can involve the many groups that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament. When planning our activities for the year, we have considered the Commission's guidance on public benefit and, in particular, the supplementary guidance on charities for the advancement of religion. In particular, we try to enable ordinary people to live out their faith as part of our parish community through:

- Worship and prayer, learning about the Gospel, and developing their knowledge and trust in Jesus.
- Provision of pastoral care for people living in the parish.
- Missionary and outreach work.

To facilitate this work it is important that we maintain the fabric of the Church of St. Andrew's and the church hall.

The Church Fabric

The incumbent and churchwarden have continued to keep a keen eye on the fabric of the church and work to maintain the Grade 2* listed building, with the help of our architect John Scott.

Quinquennial follow up:

We have begun to implement the recommendations made in last year's Quinquennial Inspection carried out by our architect. As advised, top priority is being given to the roof which is in urgent need of repairs. It is hoped to raise the necessary projected million and a half pounds needed for the repairs in a three year funding campaign.



In the meantime, measures are taken as and when necessary to prevent any ingress of water. Repairs to the south-east nave roof were completed in the latter part of the year at a cost of £12k. We have applied for a grant towards the cost of interim remedial repairs.

Drains and gullies:

There have been problems with the drains and drainpipes in the south-west corner. Water was not draining away and getting into the building. The drains get blocked regularly, mainly with leaves, and work on clearing them is ongoing throughout the year. Likewise the gullies keep filling up and are cleared regularly. Heavy gauge wire mesh was attached in January to hoppers exposed to leaf fall. The gutters were cleared in January and some bushes were removed as part of the work. The front wall was also repointed later in the year.

Attempted break-in:

There was another attempted break-in at the beginning of the year. The lower portion of the window on the south wall, nearest to the church hall, was smashed but the damage was largely confined to broken glass.

Improved window protection:

The window near the south porch was fitted with a new wire guard.

Floor restoration:

The wooden tiles on the floor of the church and vestries were cleaned and restored in August.

Anti Covid safety measures:

At the request of the Archbishops, St. Andrew's implemented a number of measures inside the building aimed at preventing the spread of the virus. Social distancing was ensured by blocking off every second pew and places were marked where people could sit. Likewise there was an indication on the floor of the distance to be kept while going to receive Holy Communion or a blessing. Hand sanitizer was provided at the entrance, and the congregation was asked to wear a face covering and avoid any physical contact during the Peace. Communion was given in one kind only. The Church itself was sanitised professionally on a regular basis.

Statues and gifts:

The statue of Our Lady in the North Chapel, which had become rather faded, was professionally restored and is back in position near the door into the vestry.

In January Fr. Jason blessed a statue of Our Lady of Walsingham, donated by a parishioner in memory of her late husband, and it is situated just near the entrance. The pricket stand in front of it is also a donation from another parishioner.

A rood cross by one of Wales' top artists, which was in a redundant church and facing an uncertain future, was acquired for St. Andrew's by a parishioner who is a friend of the artist's son. It arrived a day or so before the first lockdown was imposed so is still in storage. A decision needs to be made where to put it – perhaps outside the Church as the centrepiece of a garden of Remembrance.

The mural in the baptistery is also in need of restoration. When we know what it will involve, we can apply for a grant towards the cost of restoration.



The organ:



Minor repairs to the organ were made in September as some of the pedals and notes were not sounding. Sooner or later the organ will require a major overhaul, which is likely to be very costly.

Church flat:

Overdue repairs and improvements have been made to the church flat as recommended by the letting agent. It has enabled us to charge a higher rent.

Routine maintenance:

Checks were carried out on the fire extinguishers in both the church and church hall and replacements installed.

The lightning conductor was tested in July so as to ensure it conforms to the required standards.

In September checks were made to the boiler and the hall heating system.

The font-lid mechanism in the baptistery had its annual check and conforms to the health and safety regulations.

The logbook is updated regularly.

Electrical tests were carried out in both the hall and the church. Two new spotlights were installed in the church and bulbs replaced.

Financial Review

Tribute must be recorded to the hard work of Jeffrey Over the parishes Treasurer & Planned Giving Officer for many years. Jeff's sad and untimely death has been difficult for both his family and the church community to deal with but his lasting legacy for the parish is the exemplary work and eye for detail in all his financial dealings on behalf of the PCC.

The 2020 accounts show that income had fallen by approx. £65,000. This was explained by the consequences of various lockdowns of the pandemic – loss of hall income and significant donations from the Romanian Church - as well as a delay to some Gift Aid.

It was noted that due to Jeff's tireless work, most of the congregation donated by bankers order so even if there were no services, money still came in and we had much to give thanks for to God.

Expenditure had remained constant with the previous year – it was noted that the parish had kept in full to its Common Fund contribution.

The unaudited financial statement of the PCC for the year ending 31st December 2020 was discussed at a meeting of the PCC on the 5th September 2021 after which the meeting received and approved the accounts.

Reserves Policy

All of the reserves are required to meet the running costs of the Parish and to ensure that funds are available to meet the high cost of maintaining the properties.

Volunteers

We would like to thank all the volunteers who work so hard to make our church the lively, welcoming and vibrant community it is. A large number of people give of their time in support of the life of the church and all aspects of its worship and management. In this year we especially thank those of the Standing Committee & PCC who took the lead in ensuring that the Church could open in a Covid-safe way, producing risk assessments, cleaning, supervising and managing the *track & trace* system. It has been important to keep the Church open and a focus for prayer when we have been allowed to do so in the pandemic.

Safeguarding children and vulnerable adults

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 regarding safeguarding children and vulnerable adults. DBS checks are in place for the incumbent and the leader of the Junior Church along with the Pastoral Assistant. The Safeguarding Officer, who has undergone the necessary diocesan training, is Nadia Jones. The Children's Advocate is Michelle Prince.

Structure, Governance and Management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. Andrew's the membership of the PCC consists of the incumbent, two churchwardens, two deanery synod representatives and members elected by those who are on the electoral roll of the church. All those who regularly attend our services are encouraged to register on the electoral roll and stand for election to the PCC. The PCC members are responsible for making decisions on all matters of general concern and importance to the parish, including deciding on how church monies are spent. The full PCC met four times during the year (April/March) and copies of its minutes are kept at the charity's correspondence address. The PCC appoints a Standing Committee which can meet between full meetings of the PCC. It has power to transact the business of the PCC between its meetings, subject to any specific directions issued by the PCC. Those appointed in this year are the PCC Chairman, Churchwarden, Secretary, Treasurer, Mina Reynolds, Wendy Richards, Mary Vávra and Uwem Utip. Minutes of its meetings are formally received by the next full meeting of the PCC.



The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

Known as St Andrew's PCC Kingsbury

Registered Charity number 1166287

Unaudited Financial Statements of the Parochial Church Council

For the year ended 31 December 2020

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Financial Activities (SOFA)
(incorporating an Income & Expenditure Account)
For the year ended 31 December 2020

| Incoming Resources | Note | Unrestricted | Restricted | Total 2020 | Total 2019 |
|--|--------|----------------|--------------|----------------|----------------|
| Voluntary income | 5(a) | 65,337 | 3,190 | 68,527 | 108,859 |
| Activities for generating funds | 5(b) | 24,354 | | 24,354 | 49,482 |
| Income from investments | 5 (c) | 20,855 | | 20,855 | 13,924 |
| Church activities | 5(d) | 1,059 | | 1,059 | 767 |
| Other incoming resources | 5 (e) | 350 | | 350 | 6,488 |
| Total Incoming resources | | <u>111,955</u> | <u>3,190</u> | <u>115,145</u> | <u>179,520</u> |
| Outgoing Resources | | | | | |
| Church activities | 6(a) | 130,950 | 1,889 | 132,839 | 112,915 |
| Fund raising | 6(b) | 4,620 | | 4,620 | 22,517 |
| Other expenditure | 6(c) | 4,368 | | 4,368 | 5,070 |
| Total Expenditure | | <u>139,938</u> | <u>1,889</u> | <u>141,827</u> | <u>140,502</u> |
| Net (outgoing)/ incoming resources for the year | | -27,983 | 1,301 | -26,682 | 39,018 |
| Inter fund transfers | | -284 | 284 | | |
| Funds as at 1 January 2020 | | 316,569 | | 316,569 | 277,551 |
| Funds at 31 December 2020 | | <u>288,586</u> | <u>1,585</u> | <u>289,887</u> | <u>316,569</u> |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Assets and Liabilities as at 31 December 2020

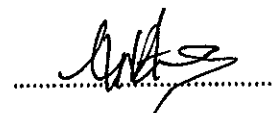
| | Note | 2020 £ | 2019 £ |
|---|------|----------------|----------------|
| Tangible fixed assets | 4 | <u>300,000</u> | <u>300,000</u> |
| Current Assets | | | |
| Amounts receivable | | 5,000 | 14,200 |
| Cash at bank and on hand | | <u>106,458</u> | <u>127,926</u> |
| | | <u>111,458</u> | <u>142,126</u> |
| Creditors : Amounts falling due within one year | | | |
| Creditors | | 7,000 | 8,433 |
| Loan repayments - net of interest charge | 7 | <u>2,500</u> | <u>2,000</u> |
| | | <u>9,500</u> | <u>10,433</u> |
| Net current assets | | <u>101,958</u> | <u>131,693</u> |
| Creditors: Amounts falling due after one year | 7 | 112,071 | 115,124 |
| Net Assets | | <u>289,887</u> | <u>316,569</u> |
| Represented by | | | |
| Restricted Funds | 3, 8 | 1,585 | |
| Unrestricted Funds | | | |
| General fund | 2, 8 | 280,593 | 308,860 |
| Designated funds | 2, 8 | 7,709 | 7,709 |
| | | <u>289,887</u> | <u>316,569</u> |

Approved by the Parochial Church Council on 5 September 2021 and signed on its behalf by

Fr. Jason Rendell



Gloria Williams



The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2020

1 Accounting policies

The financial statements of the PCC have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts and Payments basis, modified to report freehold investment property at market value, mortgage liability and to recognise Gift Aid tax refund relating to the income received in the year.

Incoming resources

Planned giving, collections and donations are recognised when received. Tax refunds are recognised when the to which they related is receivable. All other income is recognised when it is received.

Outgoing resources

The Diocesan common fund share is accounted for when due. Other outgoings are generally recognised when incurred.

Fixed assets

Expenditure on individual fixed assets costing more than £500 is capitalised and written off over the expected useful life of the asset. Consecrated land and property are excluded from the accounts

Freehold investment property has been valued at its estimated market value by the Trustees based current values of similar properties in the locality. The valuation surplus is included in General Fund.

2 General funds

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

3 Restricted funds

Restricted funds are donations received for a specific purpose. The funds may only be expended for the purpose for which they were given.

| 4 Tangible fixed assets | Freehold investment property | Fixtures & fittings | Total |
|----------------------------------|------------------------------|---------------------|----------------|
| Cost | £ | £ | £ |
| Cost/valuation 1 January 2020 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Cost/valuation 31 December 2020 | <u>300,000</u> | <u>7,161</u> | <u>307,161</u> |
| Freehold investment property | | | |
| Original cost | 41,000 | | |
| Revaluations to 31 December 2014 | 194,000 | | |
| Revaluation 2016 | <u>65,000</u> | | |
| | <u>300,000</u> | | |
| Amortisation/Depreciation | | | |
| At 1 January 2020 | 0 | 7,161 | 7,161 |
| At 31 December 2020 | <u>0</u> | <u>7,161</u> | <u>7,161</u> |
| Net book value 31 December 2020 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |
| Net book value 31 December 2019 | <u>300,000</u> | <u>0</u> | <u>300,000</u> |

Freehold investment property has been valued by the Trustees based on current condition and prices of similar property in the locality.

Freehold property is pledged as security for loan - see note 7

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2020

| | Unrestricted funds £ | Restricted | Total funds £ | 2019 Total funds £ |
|--|----------------------------|--------------|---------------------|-----------------------------|
| 5 Income | | | | |
| (a) Voluntary income | | | | |
| Planned giving | 40,228 | | 40,228 | 43,622 |
| Collections & other giving | 1,250 | 3,190 | 4,440 | 6,771 |
| Other voluntary receipts | 16,172 | | 16,172 | 41,558 |
| Gift Aid - tax refund | 7,687 | | 7,687 | 16,908 |
| | <u>65,337</u> | <u>3,190</u> | <u>68,527</u> | <u>108,859</u> |
| (b) Activities for generating funds | | | | |
| Fundraising events & miscellaneous | 1,718 | | 1,718 | 7,448 |
| Bookstall sales | 141 | | 141 | 72 |
| 100 club | | | 0 | 0 |
| Church hall lettings | 22,495 | | 22,495 | 41,962 |
| | <u>24,354</u> | | <u>24,354</u> | <u>49,482</u> |
| (c) Income from investments | | | | |
| CCLA interest | 485 | | 485 | 724 |
| Rent | 20,370 | | 20,370 | 13,200 |
| | <u>20,855</u> | | <u>20,855</u> | <u>13,924</u> |
| (d) Church activities | | | | |
| Fees for weddings & funerals | 1,059 | | 1,059 | 2,972 |
| (e) Other receipts | | | | |
| Insurance claim | 350 | | 350 | 6,488 |
| 6 Expenditure | | | | |
| (a) Church activities | | | | |
| Missionary & charitable giving | 513 | 1,889 | 2,402 | 4,877 |
| Parish share & Statutory fees | 51,541 | | 51,541 | 50,264 |
| Clergy & staffing costs | 2,037 | | 2,037 | 2,564 |
| Church running expenses | 31,117 | | 31,117 | 34,515 |
| Hall running costs | 9,090 | | 9,090 | 10,363 |
| Church repairs & maintenance | 36,102 | | 36,102 | 6,999 |
| Hall repairs & maintenance | 0 | | 0 | 2,808 |
| Governance costs | 550 | | 550 | 525 |
| | <u>130,950</u> | <u>1,889</u> | <u>132,839</u> | <u>112,915</u> |
| (b) Fund raising | | | | |
| Flat expenses | 4395 | | 4395 | 17980 |
| Social events | 213 | | 213 | 4525 |
| Investment management charges | 12 | | 12 | 12 |
| | <u>4620</u> | | <u>4620</u> | <u>22517</u> |
| (c) Other expenditure | | | | |
| Loan interest | 4368 | | 4368 | 5070 |

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2020

7 Mortgage loan

| | |
|---|----------------|
| Amount owed at 1 January 2020 | 117,124 |
| Interest charged | 4,368 |
| Repayments | -6921 |
| Amount outstanding at 31 December 2020 | <u>114,571</u> |
| Repayable by instalments within one year (net of interest) | 2,500 |
| Repayable by instalments over 25 years and nine months | 112,071 |
| | <u>114,571</u> |

8 Movement in funds during the year

| | I January 2020 | Incoming Resources | Outgoing Resources | Fund Transfers | 31 December 2020 |
|--------------------------------|-------------------|-----------------------|-----------------------|-------------------|---------------------|
| General fund | <u>308,860</u> | <u>111,955</u> | <u>139,938</u> | <u>-284</u> | <u>280,593</u> |
| Designated funds | | | | | |
| Incumbent's Discretionary Fund | 766 | | | | 766 |
| Church Warden's Fund | <u>6,943</u> | | | | <u>6,943</u> |
| | <u>7,709</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>7,709</u> |
| Restricted Funds | | | | | |
| Bell Tower | 0 | 1470 | | | 1470 |
| Charity Donations | <u>0</u> | <u>1720</u> | <u>1889</u> | <u>284</u> | <u>115</u> |
| | <u>0</u> | <u>3190</u> | <u>1889</u> | <u>284</u> | <u>1585</u> |

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and Liabilities, and Notes for the year ended 31 December 2020.

Respective responsibilities of the Trustees and the Examiner

The Charity Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent Examination is needed.

It is my responsibility to:

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

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives 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; and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act 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.



Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 6 September 2021

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and Liabilities, and Notes for the year ended 31 December 2020.

Respective responsibilities of the Trustees and the Examiner

The Charity Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent Examination is needed.

It is my responsibility to:

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

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. which gives 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; and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act 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.



Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 6 September 2021