

— 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](mailto:standrews.kingsbury@london.anglican.org)

**Parish website:** [www.standrewskingsbury.org.uk](http://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!

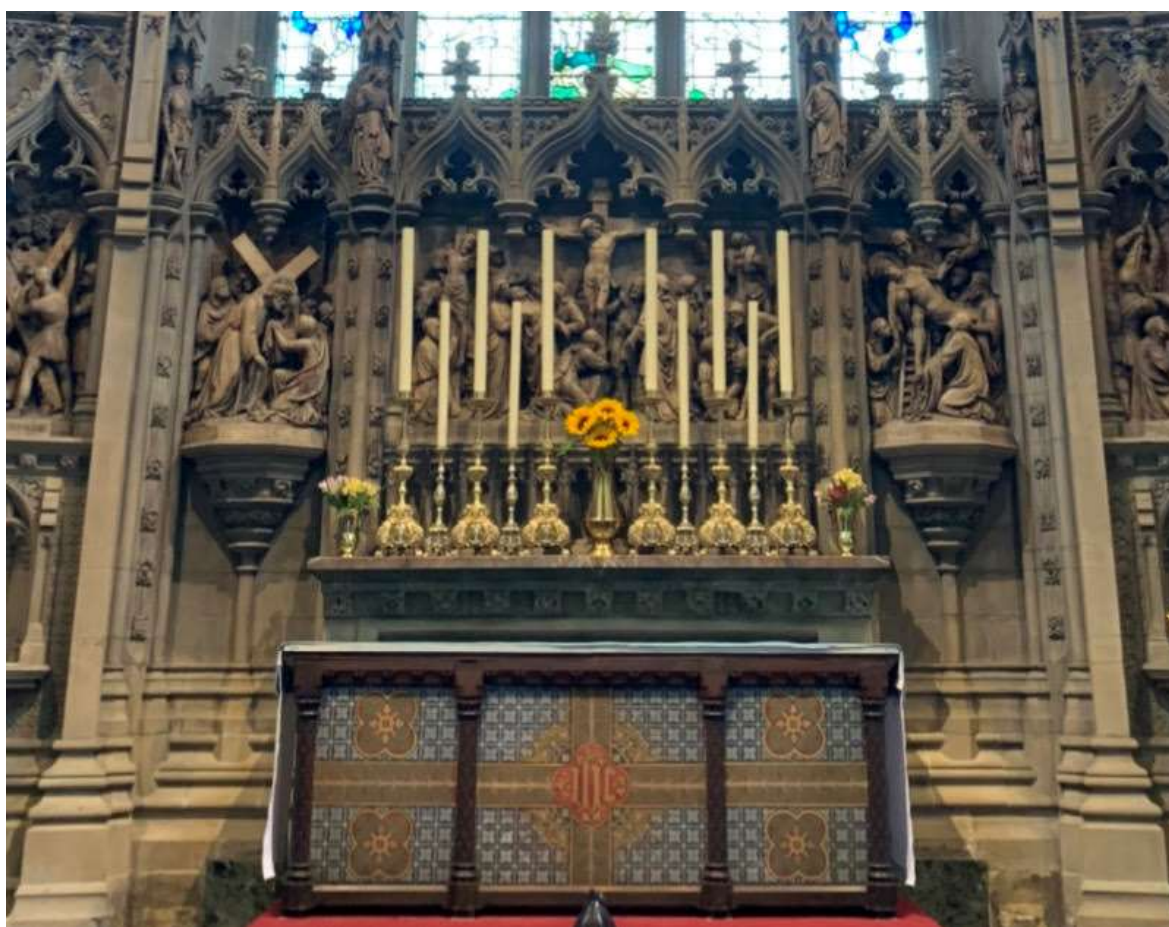
There are many people to thank, as ever, for the past year – particularly the Churchwarden and members of the Standing Committee and Parochial Church Council, who worked hard to implement and maintain all that was asked of us as a public body.

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:

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

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
<b>Total Incoming resources</b>		<b>159,097</b>	<b>0</b>	<b>6,409</b>	<b>165,506</b>	<b>115,145</b>
<b>Outgoing Resources</b>						
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
<b>Total Expenditure</b>		<b>137,251</b>	<b>0</b>	<b>3,623</b>	<b>140,874</b>	<b>141,827</b>
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
<b>Funds at 31 December 2021</b>		<b>300,597</b>	<b>7,709</b>	<b>6,213</b>	<b>314,519</b>	<b>289,887</b>

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	300,000	300,000
Current Assets			
Amounts receivable		10,450	5,000
Cash at bank and on hand		123,020	106,458
		<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	2,852	2,500
		<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  
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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	300,000	7,161	307,161
Cost/valuation 31 December 2021	300,000	7,161	307,161
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 £
<b>5 Income</b>					
<b>(a) Voluntary income</b>					
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>(b) Activities for generating funds</b>					
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>
<b>(c) Income from investments</b>					
CCLA interest	48			48	485
Rent	10,228			10,228	20,370
	<u>10,276</u>			<u>10,276</u>	<u>20,855</u>
<b>(d) Church activities</b>					
Fees for weddings & funerals	979			979	1,059
<b>(e) Other receipts</b>					
Historic England grant	18,060			18,060	
Insurance claim	0			0	350
	<u>18,060</u>			<u>18,060</u>	<u>350</u>
<b>6 Expenditure</b>					
<b>(a) Church activities</b>					
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>(b) Fund raising</b>					
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>
<b>(c) Other expenditure</b>					
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

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Amount owed at 1 January 2021	114,571
Interest charged	4,132
Repayments	-6752
Amount outstanding at 31 December 2021	<u>111,951</u>
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	I January	Incoming	Outgoing	Fund	31 December
	2021	Resources	Resources	Transfers	2021
<b>General fund</b>	280,593	159,097	137,251	-1,842	<u>300,597</u>
<b>Designated funds</b>					
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>
<b>Restricted Funds</b>					
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  
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Date: 29th April 2022

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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
<b>Total Incoming resources</b>		<b>159,097</b>	<b>0</b>	<b>6,409</b>	<b>165,506</b>	<b>115,145</b>
<b>Outgoing Resources</b>						
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
<b>Total Expenditure</b>		<b>137,251</b>	<b>0</b>	<b>3,623</b>	<b>140,874</b>	<b>141,827</b>
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
<b>Funds at 31 December 2021</b>		<b>300,597</b>	<b>7,709</b>	<b>6,213</b>	<b>314,519</b>	<b>289,887</b>

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  
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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	300,000	7,161	307,161
Cost/valuation 31 December 2021	300,000	7,161	307,161
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  
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Notes to the Financial Statements for the year ended 31 December 2021

	Unrestricted funds £	Designated funds	Restricted funds	Total funds £	2020 Total funds £
<b>5 Income</b>					
<b>(a) Voluntary income</b>					
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>(b) Activities for generating funds</b>					
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>
<b>(c) Income from investments</b>					
CCLA interest	48			48	485
Rent	10,228			10,228	20,370
	<u>10,276</u>			<u>10,276</u>	<u>20,855</u>
<b>(d) Church activities</b>					
Fees for weddings & funerals	979			979	1,059
<b>(e) Other receipts</b>					
Historic England grant	18,060			18,060	
Insurance claim	0			0	350
	<u>18,060</u>			<u>18,060</u>	<u>350</u>
<b>6 Expenditure</b>					
<b>(a) Church activities</b>					
Missionary & charitable giving	0	3,623		3,623	2,402
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<b>(b) Fund raising</b>					
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Social events	595			595	213
Other expenses	2371			2371	
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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>
<b>Restricted Funds</b>					
Bell Tower	1,470	4,743			6,213
Charity Donations	115	1,666	3,623	1,842	0
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