



— 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

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 *until 08/09/22 and then* His Majesty The King

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 Diana Ohene-Darko

*Standing Committee member Patience Boateng Betty Toppin

Estelle Gossage Mary Vávra*

Mark Lloyd-Williams Eileen Yarde

Christine Madekwe*

Co-opted: Jonathan Okehs (*from July*)

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

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	300,000	300,000
Current Assets			
Amounts receivable		0	10,450
Cash at bank and on hand		182,644	123,020
		<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	2,250	2,852
		<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

					Total 2022	Total 2021
Incoming Resources	Note	Unrestricted	Designated	Restricted		
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		131,649		57,304	188,953	165,506
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		124,521		12,998	137,519	140,874
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		307,725	7,709	50,519	365,953	341,201

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
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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
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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 2022	Incoming Resources	Outgoing Resources	Fund Transfers	31 December 2022
General fund	<u>300,597</u>	<u>131,649</u>	<u>124,521</u>		<u>307,725</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>	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

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