

— 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](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:** 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 shown 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

## **Rekindling 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](mailto: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](mailto:standrewstogether@gmail.com)  
[www.standrewskingsbury.org.uk/rekindling](http://www.standrewskingsbury.org.uk/rekindling)

**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](http://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](http://www.standrewskingsbury.org.uk)  
[standrewstogether@gmail.com](mailto: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 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 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:

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

## **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

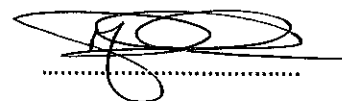
	Note	2023 £	2022 £
Tangible fixed assets	4	300,000	300,000
Current Assets			
Amounts receivable		10,880	0
Cash at bank and on hand		150,123	182,644
		<u>161,003</u>	<u>182,644</u>
Creditors : Amounts falling due within one year			
Creditors		0	7,000
Loan repayments - net of interest charge	7	2,250	2,250
		<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
<b>Total Incoming resources</b>		<b>146,500</b>	<b>5,463</b>	<b>34,590</b>	<b>186,553</b>	<b>188,953</b>
<b>Outgoing Resources</b>						
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
<b>Total Outgoing resources</b>		<b>120,544</b>	<b>4,578</b>	<b>74,118</b>	<b>199,240</b>	<b>137,519</b>
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		<b>326,326</b>	<b>10,558</b>	<b>15,497</b>	<b>353,266</b>	<b>365,953</b>

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.

<b>4 Tangible fixed assets</b>	<b>Freehold investment property</b>	<b>Fixtures &amp; fittings</b>	<b>Total</b>
<b>Cost</b>	<b>£</b>	<b>£</b>	<b>£</b>
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 £
<b>5 Income</b>					
<b>(a) Voluntary income</b>					
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>(b) Activities for generating funds</b>					
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>
<b>(c) Income from investments</b>					
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>
<b>(d) Church activities</b>					
Fees for weddings & funerals	2,111			2,111	3,428
<b>(e) Other receipts</b>					
Insurance claim	6,938			6,938	0
<b>6 Expenditure</b>					
<b>(a) Church activities</b>					
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>(b) Fund raising</b>					
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>
<b>(c) Other expenditure</b>					
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
<b>General fund</b>	300,370	146,500	120,544		<u>326,326</u>
<b>Designated funds</b>					
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>	5,463	4,578		<u>11,443</u>
<b>Restricted Funds</b>					
Bell Tower & Roof	10,719	4,332			15,051
Rekindling Project	44,306	30,258	74,118		446
	<u>55,025</u>	30,258	74,118		<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