

— DIOCESE OF —  
**LONDON**

The Parish Church of  
St Andrew's, Kingsbury



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

*known as:*  
*ST. ANDREW'S PCC, KINGSBURY*

Registered Charity Number: 1166287

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

## Administrative information



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

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

The parish is under the pastoral care of the Bishop

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

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

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

**Parish Patron:** The Crown

**Correspondence address:** St. Andrew's Vicarage, 28 Old Church Lane, Kingsbury, London NW9 8RZ  
020 8205 7447 [standrews.kingsbury@london.anglican.org](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 Mark Lloyd-Williams

\*Standing Committee member Patience Boateng Christine Madekwe\*

Claudette Graham Anthony Sembatya

Estelle Gossage Betty Toppin

Toni Hossanah Mary Vávra\*

Dinesh Johnson Eileen Yarde

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



## Introduction

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









## **St. Andrew's** **Concert Series 2024**

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



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

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

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FEATURING:  
THE MAGIC VIOLIN STRING TRIO  
THE BLUEBELLE JAZZ TRIO

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**21st September 2024 at 7pm**  
Ticket £10 on the door or at [eventbrite.co.uk](https://eventbrite.co.uk)  
[standrewskingsbury.org.uk](https://standrewskingsbury.org.uk)  
020 8205 7447



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

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**TALES OF LOVE**  
A RECITAL OF SONG AND PIANO MUSIC

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ADRIENNE WALTERS - SOPRANO  
GÉRGÉLY KAPOSÍ - PIANO

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**Saturday, 19th October 2024 at 7pm**  
Tickets £10 on the door - or, at [eventbrite.co.uk](https://eventbrite.co.uk)  
under 18's free  
[standrewskingsbury.org.uk](https://standrewskingsbury.org.uk)  
020 8205 7447



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

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

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JASMIN GHERA - TRUMPET  
JULIAN CHAN - PIANO

---

**Saturday, 23rd November 2024 at 7pm**  
Tickets £15 on the door - or, at [eventbrite.co.uk](https://eventbrite.co.uk)  
under 18's free  
[standrewskingsbury.org.uk](https://standrewskingsbury.org.uk)  
020 8205 7447

## **Aims and Purposes**

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

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

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

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

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

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

## **Objectives and Activities**

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

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

## **The Church Fabric**

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

### ***BOUNDARY WALL***

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

### ***WATER INGRESS TO THE ROOF***

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

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

### ***SECURITY***

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

### ***ELECTRICS***

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

### ***DRAINS AND GULLIES***

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

### ***THE ORGAN***

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

### ***ROUTINE MAINTENANCE***

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

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

The church water-heater was repaired In July.

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

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

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

The logbook is updated regularly.

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

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

## MANAGEMENT OF THE BUILDING

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

## Financial Review

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

### INCOME

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

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

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

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

### EXPENDITURE

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

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

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

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

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

### CHARITY OF THE MONTH

The Charity of the Month scheme ran throughout the year:

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

In comparison to previous years:

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



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

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

### **Reserves Policy**

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

### **Volunteers**

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

### **Safeguarding children and vulnerable adults**

The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, in relation to having due regard to House of Bishops' guidance regarding safeguarding children and vulnerable adults. DBS checks are in place for the incumbent, the Pastoral Assistant, the Junior Church Leader and the Safeguarding Officer. The Safeguarding Officer, who has undergone the necessary diocesan training, is Claudette Graham. The Children's Advocate is Diana Ohene-Darko.

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

### **Structure, Governance and Management**

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

### **A vision for St Andrew's Kingsbury**

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

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

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



## Statement of Assets and Liabilities as at 31 December 2024

Fr. Jason Rendell ..... Michelle Phillips .....

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

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

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



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

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

1 Accounting policies

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

Incoming resources

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

Outgoing resources

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

Fixed assets

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

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

2 General funds

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

3 Restricted funds

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

4 Tangible fixed assets

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

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

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

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

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

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



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

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

7 Mortgage loan

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

8 Movement in funds during the year

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



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

**Known as St Andrew's PCC Kingsbury**

**Registered Charity number      1166287**

**Unaudited Financial Statements of the Parochial Church Council**

**For the year ended 31 December 2024**

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

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

Respective responsibilities of the Trustees and the Examiner

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

It is my responsibility to:

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

Basis of Independent Examiner's Report

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

An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

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

1. which gives me reasonable cause to believe that in any material respect the requirements
  - To keep accounting records in accordance with s 130 of the 2011 Act; and
  - To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act have not been met; or
2. To which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 30 June 2025



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

Statement of Assets and Liabilities as at 31 December 2024

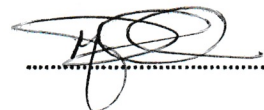
	Note	2024 £	2023 £
Tangible fixed assets	4	<u>300,000</u>	<u>300,000</u>
Current Assets			
Gift Aid tax refund receivable		5,500	10,880
Cash at bank and on hand		<u>160,630</u>	<u>150,123</u>
		<u>166,130</u>	<u>161,003</u>
Creditors : Amounts falling due within one year			
Loan repayments - net of interest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

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

Fr. Jason Rendell



Michelle Phillips



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

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

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

1 Accounting policies

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

Incoming resources

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

Outgoing resources

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

Fixed assets

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

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

2 General funds

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

3 Restricted funds

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

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

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

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

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

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

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



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

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

7 Mortgage loan

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

8 Movement in funds during the year

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

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

**Known as St Andrew's PCC Kingsbury**

**Registered Charity number      1166287**

**Unaudited Financial Statements of the Parochial Church Council**

**For the year ended 31 December 2024**

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

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

Respective responsibilities of the Trustees and the Examiner

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

It is my responsibility to:

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

Basis of Independent Examiner's Report

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

An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

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

1. which gives me reasonable cause to believe that in any material respect the requirements
  - To keep accounting records in accordance with s 130 of the 2011 Act; and
  - To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act have not been met; or
2. To which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 30 June 2025

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

Statement of Assets and Liabilities as at 31 December 2024

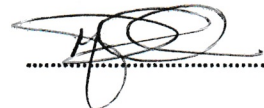
	Note	2024 £	2023 £
Tangible fixed assets	4	<u>300,000</u>	<u>300,000</u>
Current Assets			
Gift Aid tax refund receivable		5,500	10,880
Cash at bank and on hand		<u>160,630</u>	<u>150,123</u>
		<u>166,130</u>	<u>161,003</u>
Creditors : Amounts falling due within one year			
Loan repayments - net of interest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

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

Fr. Jason Rendell



Michelle Phillips





The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew  
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Statement of Financial Activities ( SOFA)  
( incorporating an Income & Expenditure Account)  
For the year ended 31 December 2024

	Note	Unrestricted	Designated	Restricted	Total 2024	Total 2023
<b>Incoming Resources</b>						
Voluntary income	5(a )	75,854	2,937	7,527	86,318	104,671
Activities for generating funds	5(b )	52,745		1,669	54,414	54,787
Income from investments	5 (c )	20,881			20,881	18,046
Church activities	5(d )	104			104	2,111
Other incoming resources	5 (e )	0			0	6,938
<b>Total Incoming resources</b>		<b>149,584</b>	<b>2,937</b>	<b>9,196</b>	<b>161,717</b>	<b>186,553</b>
<b>Outgoing Resources</b>						
Church activities	6(a )	125,064	7,699	8,891	141,654	186,145
Fund raising	6(b )	5,874		0	5,874	6,361
Other expenditure	6(c )	7,057		0	7,057	6,734
<b>Total Outgoing resources</b>		<b>137,995</b>	<b>7,699</b>	<b>8,891</b>	<b>154,585</b>	<b>199,240</b>
Net incoming /(outgoing) resources for the year		11,589	-4,762	305	7,132	-12,687
Inter fund transfers		-2,636	1,718	918		
Funds as at 1 January 2024		326,326	11,443	15,497	353,266	365,953
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The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew  
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4 Tangible fixed assets	Freehold investment property	Fixtures & fittings	Total
Cost	£	£	£
Cost/valuation 1 January 2024	300,000	7,161	307,161
Cost/valuation 31 December 2023	300,000	7,161	307,161
Freehold investment property			
Original cost	41,000		
Revaluations to 31 December 2014	194,000		
Revaluation 2016	65,000		
	300,000		
Amortisation/Depreciation			
At 1 January 2024	0	7,161	7,161
At 31 December 2024	0	7,161	7,161
Net book value 31 December 2024	300,000	0	300,000
Net book value 31 December 2023	300,000	0	300,000

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The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew  
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Flower Fund	384	650	1,087	53	0
Charity Collections Fund	501	2,287	4,453	1,665	0
Church Warden's Fund	6,943		1,053		5,890
	<u>11,443</u>	<u>2,937</u>	<u>7,699</u>	<u>1,718</u>	<u>8,399</u>
<b>Restricted Funds</b>					
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	<u>15,497</u>	<u>9,196</u>	<u>8,891</u>	<u>918</u>	<u>16,720</u>