

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF GOOD SHEPHERD WITH ST. PETER, LEE

England & Wales · Charity number 1171429

Details

Other names	GOOD SHEPHERD WITH ST. PETER PCC, LEE
Status	Registered
Legal form	Other
Registered	2017-02-02
Register	View on the Charity Commission register

Contact

Address	29 Handen Road London SE12 8NP
Phone	02083185809
Email	office@goodpeter.org.uk
Website	www.goodpeter.org.uk

Activities

Objects: PROMOTING IN THE PARISH THE WHOLE MISSION OF THE CHURCH, PASTORAL, EVANGELISTIC, SOCIAL AND ECUMENICAL

Activities: Maintaining and developing our worshipping life, providing pastoral care to those in the parish through the occasional offices e.g. baptisms, weddings, funerals, providing opportunities for growth in faith through small groups, offering our buildings for use by community groups e.g. uniformed groups, Lee Green Open Studios, serving the local community through the provision of a refugee foodbank

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services
- **What:** Religious Activities
- **Who:** Children/young People, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Greenwich
- Lewisham

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£260,470	£262,025	-	-
2024-12-31	£212,367	£199,002	-	-
2023-12-31	£178,357	£185,821	-	-
2022-12-31	£159,189	£149,973	-	-
2021-12-31	£143,077	£173,517	-	-
2020-12-31	£134,091	£207,596	-	-

Trustees

Name	Role	Appointed
ADRIAAN GOOSEN		2017-04-02
CONWAY PHILLIP TEARLE		2016-04-24
Daniel William Bird		2026-05-10
Fran Lechler		2024-05-12
Gillian Crawford MacDonald Keeler		2026-05-10
James William Murdoch		2019-04-24
John Bramson		2024-05-12
John Richard Murray		2018-04-29
John Stevens		2024-05-12
Peter Burns		2024-05-12
Petra Eluned Woodford		2026-05-10
Richard John Burns		2025-05-11
Simon Frewin		2024-05-12
Sue Tearle		2020-10-18
Tanya Jane Hilborne		2024-05-12

Accounts

Parish of the Good Shepherd with St. Peter, Lee



Trustees' Report for 2026 Annual Parochial Church Meeting

Trustees' Report for Parish of Good Shepherd with St. Peter, Lee PCC
(Registered charity number: 1171429)

Review of the year May 2025 to April 2026 - (Financial Year 2025)
Building the church, one brick at a time.

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A) Aims and Purposes

The Good Shepherd with St Peter Lee's Parochial Church Council (PCC) has the object of the promotion of the gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England and has the responsibility of cooperating with the incumbent, or the Sequesters during the vacancy, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of our two church buildings – The Good Shepherd Church on Handen Road and St Peter's Church Hall on Eltham Road – and the care and upkeep of the parish house located in Weigall Road.

B) Objectives and Activities

As a church we are committed to:

Shining God's light to our community and sharing the good news of God's love for all.

This is expressed and lived out through the following five values:

- All are welcome – we are an inclusive church.
- All have space to grow in faith – every age and stage of life matters.
- All are called to serve – everyone has a part to play.
- All find a place to belong – we are committed to God and to one another.
- All reach out – we respond to the needs in our community with the love of God.

The PCC has adapted and adopted the Church of England's current vision and strategic priorities and committed to becoming a church that is **Jesus Christ centred and Jesus Christ shaped**; that reflects the character of Jesus by being **humbler, simpler and bolder**; and that focuses its energy on four priorities:

1. Exploring, releasing and supporting each other to live out our faith in everyday life.
2. Encouraging variety and creativity in our worship, mission and practice.
3. Being a church that is younger and more diverse.
4. Pursuing social justice for all.

These four priorities help to guide our activity throughout the past, the present and in our plan for future years.

C) Achievements and Performance

In 2025-2026 we have diligently and successfully built upon the progress achieved in 2024-2025. Despite being a Parish in Vacancy (Interregnum) until April 2026, numerous individuals have actively contributed to maintaining our momentum in implementing our vision and Mission Action Plan (MAP). Our current Licenced team comprises the Revd Chris Henriette, our Curate in training for most of the year (who will be licensed as Vicar in May 2026), Cherry Murdoch (Lay Reader), and Laurie Stuart (SPA¹). Ian Butcher has recently received his Bishop's permission to preach (PTP), and Trudi Bramson has commenced her LLM training. Several others started or are currently undergoing a discernment process. Our

¹ Southwark Pastoral Auxiliary

Ministry Team and Music Team continue to enrich our worship services, incorporating creativity and variety. Worship services have maintained similar attendance figures to last year, with an average Sunday all-age attendance in the 90s. Special services have also attracted larger numbers of community members, mirroring the attendance patterns of last year, e.g. 267 people came to church at Easter and 821 on Christmas Eve/Day. We continue to offer at-home services through Zoom, a Wednesday morning prayer service and fortnightly Christian Meditation sessions. We were also privileged to reach out to people in our parish through 8 baptisms, 2 weddings, 9 funerals and 2 memorial services. A highlight was the Confirmation service in which Bishop Alastair confirmed 2 adults and 8 younger members from our Youth Group.

Notable accomplishments this year include the successful selection of our new Vicar, the Affirming of our Youth and Children's Church leadership team and the Affirming of a new Pastoral Team. Additionally, we have completed the lobby refurbishment project, including the installation of draught-proof doors, the refurbishment of outer doors, and the enhancement of the accessible entrance. Furthermore, we have completed the repair and reconstruction of the church garden boundary wall and promptly addressed essential repairs, securing a new tenant for our Weigall Road property.

Our utilisation of St Peter's Hall to serve the community and advocate for social justice has significantly advanced our social action through the implementation of activities, hosting events within the building, collaborating with others, especially Lee Green Lives (LGL) and AFRIL (Action For Refugees In Lewisham). St Peter's hosts the 'Helping Hands Foodbank', LGL's local community services, an Alcoholics Anonymous group, and an ex-prisoners' group. We are pleased that St Peter's flexibility allows us to hold occasional services and to accommodate the New House of Sion, a Spanish language church.

At the Good Shepherd site we hosted a weekly Ukrainian Coffee Morning with English language classes, the Open Studios artists' fair over two weekends in November, and a FUSS² event in the summer. Uniformed groups of the Scouts and Girlguiding movements also use the hall throughout the year in return for a nominal donation.

In addition to our Social Justice engagement, we also continue to engage with the local community through Schools work and through our Pioneer Ministry. Chris has supported our Flourish³ Minister, Sonnet, in Trinity School and leads School Services both in Trinity and in other surrounding schools. Trinity also has a termly set of year-group services in the Good Shepherd.

The PCC has decided to appoint a paid part-time Youth Leader to develop our Children's Church and Youth Group (see section J), and it is intended that this person will support the work done in Trinity under Flourish. Our other Pioneer work "Good Shepherd @ The Station Pub" has also continued strongly with the very popular pub quiz raising money for the Food Bank, and the open mic night continuing to build a community of local musicians. This year's Carols in the Pub was a particular success with at least 120 people taking part. We were also present at the FUSS Christmas Fair.

² Friends and Users of Staplehurst Road Shops.

³ Flourish is a nationally-run pilot project of the Church of England in schools.

D) The Electoral Roll

As at April last year, the completely new electoral roll stood at 127. The 2026 roll changes are 3 additions and no deletions, bringing the total to 130.

E) Safeguarding Report

We take safeguarding very seriously in our parish and have an experienced safeguarding officer. At the Church of the Good Shepherd with St Peter, we aim to provide a welcoming and safe space. Many of our congregation have spent their working lives caring for others. We carefully follow up on all safeguarding concerns and take them to the local authority and the Diocesan Safeguarding Team if necessary. We have re-confirmed the delegation to the Diocesan Safeguarding office (DSO) re decisions on referral of serious cases to the Charity Commission.

The PCC complied with the duty under Section 5 of the Safeguarding and Clergy Discipline Measure 2016 and followed the House of Bishops' guidance on safeguarding children and vulnerable adults. Safeguarding, Health & Safety, and GDPR⁴ compliance were regular agenda items for the PCC.

We have set up systems for training and accountability. Our Parish administrator, Fiona Morrison, ensures that our policies - based on standard diocesan policies - are up to date and can be viewed on the church website. Fiona also checks that processes are compliant with safeguarding guidance and regularly discusses them with the Parish Safeguarding Officer, Ann Lorek. Ann made a formal report to the PCC in January. We were asked to participate in the independent INEQE Safeguarding Survey as part of their audit of Southwark Diocesan Safeguarding procedures.

All leaders and helpers of Children's Church and Youth Group must complete a DBS⁵ check and safeguarding training (we have transferred to the new Diocesan DBS provider). Members of the PCC and leaders of the Food Bank also must complete these. Volunteers for other church activities, such as the Food Bank and English Lessons, complete a Volunteer Registration Form and receive online safeguarding training. Fiona has systematically followed this process, ensuring all have either submitted their DBS and training certificates or are completing them. We have completed Level 1 on the new Diocesan dashboard for monitoring purposes and are now working on Level 2.

We acknowledge that abuse can occur in any setting by anyone, regardless of class or gender. We encourage anyone with concerns to share them with the Revd Chris Henriette or Ann Lorek. If these concerns are not addressed, we have provided information enabling direct referrals to social care or the NSPCC.

⁴ General Data Protection Regulation.

⁵ Disclosure and Barring Service.

F) Fabric Report

Good Shepherd

New internal draught-proof lobby doors, including a powered accessible one on the southwest, have been installed at the west end. Outer, Vestry, and Office doors were repaired and repainted. A significant portion of these costs were covered by Give-to-Go Green match-funding, and a grant from the Marshall's Charity. All three lobbies were redecorated, partially funded by a congregational gift. Electrical upgrades included additional power sockets and two WiFi repeaters.

Repairs and rebuilding of the church boundary wall on Wantage Road are finally complete. We are really thankful for financial support from the local community and for a Benefact Trust grant to complete this work.

The Quinquennial Report⁶ for 2026 is now available. While no major issues were found, there are numerous minor items to address in 2026 and 2027 (urgent: 27 items; next 2 years: 31 items; within 5 years: 24 items) mainly involving routine maintenance. Items may be grouped into larger projects, such as refreshing the Hall or toilets, allowing efficient contractor engagement. Alternatively, a volunteer team with basic DIY skills could handle many tasks.

St Peters

A number of small maintenance tasks have been completed. The gardening contract for St Peters has not been renewed and this work will now be done by volunteers.

Weigall Road

The new tenancy began in July, just two weeks after the previous one ended, following maintenance updates including a new washing machine, hob, oven, electrical work, and a refresh. The front door and frame were replaced in February.

G) Deanery Synod

East Lewisham Deanery consists of about a dozen churches. During 2025 we had three elected members. In addition, one of our Churchwardens, James Murdoch, has served on the Diocesan Synod and the Diocesan Council of Trustees (Bishop's Council, Diocesan Board of Finance and Diocesan Mission and Pastoral Committee), and has attended Deanery Synod ex officio. Cherry Murdoch has occasionally attended as the Deanery Lay Vocations Champion.

In 2026 we shall be entitled to 4 elected members including James Murdoch who is also a member of the Diocesan Synod and has recently been elected as Lay Chair of the Deanery Synod. Our Lay Champion, Cherry Murdoch, will continue to attend occasionally in that role.

Deanery Synod continues to be a useful way of distributing news of events and items of interest among parishes in the deanery. During this reporting period, the following meetings were held, all of which were thought-provoking and well attended, presented by very knowledgeable speakers:

⁶ A detailed report required every five years by the diocese.

Date	Main item	Speaker(s)
24 June 2025	A reflection on what we do as Deanery Synod	Henry Metcalfe, Diocesan Secretariat dealing with governance queries from parishes
6 November 2025	Racial Justice	Weisi Dennis, Diocesan Racial Justice Development Officer
12 February 2026	Mission and outreach, especially re young people	Panel discussion

H) **Financial Report**

(For the detailed accounts and detailed comments from our Treasurer, please see the separate Financial Accounts Report).

Our income in 2025 increased from £213k to £260k, mainly due to the generous increase in giving from the congregation as well as successful funding applications for the wall and door projects.

Our costs also increased, from £200k to £262k. Apart from the contribution to the diocese of £90k, the main expenditure was on our buildings, with combined costs of just under £100k, of which £43k related to the wall and door projects.

Our forecast includes realistic estimates for repairs and the cost of hiring a paid youth worker. We can fund this from reserves but it is worth noting that on a longer term basis as a church we will need to increase income to be able to maintain activity and implement our MAP. Money will be needed for our youth activity, for improving facilities e.g. a new audio-visual operator desk, for training costs, and for investment in our pioneer ministry and social action.

If you have any questions about our finances, please get in touch by emailing treasurer@goodpeter.org.uk

I) **Reserves Policy**

All charities are required to consider how much money they need to hold in reserves and to establish a target. In establishing the target level of reserves, the PCC have considered the appropriate level of reserves which would enable the church to continue in the event of an unexpected shortfall in income or an increase in costs. On this basis, they consider that an appropriate level of reserves would be three months' operating expenditure (excluding the diocesan contribution). Operating expenditure (less diocesan contribution) is typically just under £10,000 per month and therefore three months would be £30,000. Consequently this is the target level of reserves in the reserves policy.

The current level of reserves exceeds the target level but the PCC are confident that over the next few years expenditure on funding our buildings and community work will bring this back to target.

J) Plans for Future Period

We are pleased to have been able to minimise the period of vacancy and find a new Vicar who shares our inclusive values and who will lead us in building on our recent growth and help us in fulfilling our vision to “Shine God’s light to our community and share the good news of God’s love for all”.

The PCC has created a Mission Action Plan (MAP) summarising its vision work, which was also reflected in the Parish Profile for finding a new Vicar. We developed this vision and MAP in 2021 after the Covid-19 pandemic, consulting with the congregation and PCC. Further work in 2023 and 2024 focused on how St. Peter’s fits into our vision. This ongoing work confirmed our desire to be a ‘hub of spiritual energy, focused on Jesus; and a hub of community activity, reflecting the Kingdom of God; enabling people to encounter Christ’.

Our Values, Mission Priorities & Goals of our MAP are articulated in sections (A) and (B) above. Both the MAP and the Parish Profile are available as separate documents on request.

Our aim for the next year, once our new Vicar is licenced in May, is to make our action plan come to life

- Exploring, releasing & supporting each other to live out our faith in everyday life.
- Encouraging variety and creativity in our worship, mission and practice.
- Being a church that is younger and more diverse, widening inclusion and participation.
- Pursuing social justice for all.

Specifically

- Recruit a new paid (part time) Youth Leader to develop Children’s Church and Youth Work.
- Identify, train and affirm new leaders – with a particular focus on those from under-represented groups – to enable the details of our MAP.
- Build upon St Peter’s as a centre for social action and develop a social action strategy.
- Prepare to integrate the church further into the evolving social landscape especially with the development of Leegate (completion due 2029).

K) Structure, Governance and Management

Church Wardens are elected at the Vestry Meeting, immediately prior to the APCM. Anyone on the Electoral Roll or resident of the Parish may attend and vote. Churchwardens who are on the Electoral Roll are automatically members of the PCC.

PCC members are appointed at the APCM. The method of appointment of PCC members is set out in the Church Representation Rules (latest revision 2022). Deanery Synod Members are also appointed in accordance with the said rules at the APCM.

At the Good Shepherd with St Peter, Lee, the membership of the PCC consists of the incumbent (our Vicar), the Curate (if we have one), Churchwardens, Deanery Synod members, and members who are elected by the APCM. Readers (LLMs)⁷ may also be appointed to the PCC by the APCM. All members of the congregation who are on the Electoral Roll of the Church may attend and vote; all those who attend our services or consider themselves to be members of the congregation are encouraged to register on the Electoral Roll and to stand for election to the PCC. Elected members of the PCC serve for three years, with one third of those members being elected each year.

The PCC members are responsible for making decisions on all matters of general concern and importance to the Parish including deciding how the funds of the PCC are to be spent. PCC members are inducted through a discussion of their role and function at the first meeting of the new PCC, and by going through a review of PCC policies annually. Specific training provided by the Diocese is given in Safeguarding, and eligibility and DBS (Disclosure and Barring Service) checks are carried out.

The full PCC met six times during the year (May 25 - April 26) with an average level of attendance of circa 67%.

There have been no significant transactions with PCC members or closely related persons.

The PCC has only one employee, the Parish Administrator. Their pay and remuneration is set by the Church Wardens and the Treasurer, and a recent increase was based on Diocesan HR advice in line with Diocesan staff increases.

L) Administrative Information

The Parish of the Good Shepherd with St Peter, Lee is part of the Diocese of Southwark in the Church of England. It is in the Archdeaconry of Lewisham and within the Woolwich Episcopal Area.

It consists of The Good Shepherd Church which is situated on the corner of Wantage and Handen Roads, and St. Peter's Church Hall which is situated on the corner of Weigall and Eltham Roads. The correspondence address is The Good Shepherd Church, 29 Handen Road, Lee, London, SE12 8NP.

During the period of this report (May 2025 - May 2026) the Parish has been in vacancy (interregnum) and the sequesters have been the Area Dean the Rev Michael Bailey and the churchwardens, Sue Tearle and James Murdoch.

The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules (2020)) and members are Trustees responsible to the Charities Commission (Registered charity number: 1171429)

PCC members *who have served at any time* from 12th May 2025 until the date which this report was approved are:

⁷ Readers (Licensed Lay Ministers) are people licensed by the Church of England to serve in certain ways.

Ex Officio members

Vicar Designate: Revd Chris Henriette
Church Wardens: Sue Tearle, James Murdoch

Lay Diocesan Synod member:

James Murdoch

Lay Deanery Synod members

Simon Frewin, Adriaan Goosen, James Murdoch and Peter Watson

Elected members

Moses Barker, John Bramson, Pete Burns, Richard Burns, Tanya Hilborne, Clare Johnson, Fran Lechler, John Murray, Conway Tearle, Kirabo Frewin, John Stevens and Louise Grace.

There is also a **Ministry Team:**

Clergy: Revd Chris Henriette

Licensed Lay Ministers (LLMs/Readers): Cherry Murdoch

Southwark Pastoral Auxiliary (SPA): Laurie Stuart

Other members: Trudi Bramson, Jevan Green, Ian Butcher

The Clergy, LLMs, Churchwardens and PCC are supported by a large body of volunteers who fill various roles, on whose help we rely and to whom we offer thanks.

Bankers and Advisers

Bankers: Barclays Bank UK PLC, 93 Lewisham High Street, London SE13 6BB

Independent Examiner: John Howard FCA, Thornton Road, Lee, London SE13 5RG

Quinquennial Architect: Nicholas Weedon of HMDW Architects Ltd, 16 Swains Lane, London N6 6QS

M) Approval

Approved by the PCC on Wednesday 11th March 2026 and signed on its behalf by the Vice Chair, Pete Burns

**Parish of the Good Shepherd
with St Peter, Lee**

Accounts

**for the year ended
31 December 2025**

With Independent Examiner's Report

Independent Examiner's Report to the Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee.

I report to the members of the Parochial Church Council (PCC) on my examination of the accounts of the above for the year ended 31 December 2025.

Responsibilities and basis of report

As the members of the Parochial Church Council (PCC) you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

J Howard

John Howard, FCA
Thornwood Road
Hither Green
London SE13

Date: 24 April 2026

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2025

STATEMENT OF FINANCIAL ACTIVITIES

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Income from:					
Donations	2	126,761	51,411	178,171	133,684
Charitable activities	3	61,787	0	61,787	57,629
Investments	4	20,511	0	20,511	21,757
Total Income		209,059	51,411	260,470	213,070
Expenditure on:					
Raising Funds		0	0	0	0
Charitable Activities	5	200,237	59,283	259,520	190,866
Cost of investments		2,505	0	2,505	8,799
Total expenditure		202,742	59,283	262,025	199,665
Net income		6,317	(7,872)	(1,555)	13,405
TOTAL FUNDS BROUGHT FORWARD		64,373	695,126	759,499	746,094
TOTAL FUNDS CARRIED FORWARD		70,691	687,254	757,944	759,499

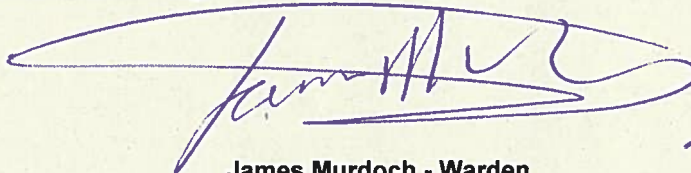
THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2025

BALANCE SHEET AS AT 31 DECEMBER 2025		2025 £	2024 £
Fixed Assets			
Tangible fixed assets	7	680,000	680,000
Current Assets			
Debtors and prepayments	8	5,467	9,130
Cash at bank and in hand		103,053	72,311
		<u>108,520</u>	<u>81,441</u>
Less Creditors			
Amounts falling due within one year	9	30,576	1,942
Current Net Assets		<u><u>757,944</u></u>	<u><u>759,499</u></u>
Represented by:			
Restricted funds	10		
Property		680,000	680,000
Income		7,254	15,126
		<u>687,254</u>	<u>695,126</u>
Unrestricted Funds	10		
General Fund		70,691	64,373
		<u><u>757,944</u></u>	<u><u>759,499</u></u>

Approved by the Parochial Church Council on 11 March 2026 and signed on their behalf by:



Sue Tearle - Warden



James Murdoch - Warden

The notes on the following pages form an integral part of these financial statements.

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2025

Notes to the accounts 31 December 2025

1. Accounting policies

Basis of preparation

The Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee meets the definition of a public benefit entity under FRS 102. The financial statements have been prepared under the Charities Act 2011, in accordance with the Church Accounting Regulations 2006 and with the Regulations' "true and fair view" provisions. It is the first year that they have been prepared under the 2019 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102))

Income recognition

Donations

All fundraising income is recognised when the charity has entitlement to the income, it is probable that the income will be recognised and the amount can be measured with sufficient reliability unless performance conditions are in place .

All other income is accounted for when receivable.

Assets

Investment properties

Investment properties are held at valuation in line with the Charities SORP. Revaluation takes place on an annual basis.

Other property

Consecrated and benefited property of any kind is excluded from the accounts by s.96 (2) (a) of the Charities Act 1993. All expenditure incurred in the year on consecrated or beneficial buildings, or on the repair of movable church furnishings is written off in the Statement of Financial Activities.

Funds

Unrestricted funds

These represent the remaining income funds of the PCC that are available for spending on the general purposes of the PCC, including amounts designated by the PCC for fixed assets for its own use or for spending on a future project and which are therefore not included in general reserves as disclosed in the trustees' report.

Restricted funds

These are income funds that must be spent on restricted purposes and details of the funds held are shown in the notes to the accounts.

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2025

Notes to the accounts 31 December 2025

2. Income from Donations

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Financial Stewardship	102,272	0	102,272	83,345
Other donations from individuals	2,054	28,535	30,589	24,955
Gift Aid reclaimed	22,435	0	22,435	19,884
Grants:				
The Archbishops' Council	0	3,500	3,500	0
The Diocese of Southwark	0	5,603	5,603	0
The Marshall's Charity	0	8,000	8,000	0
Benefact Trust	0	5,100	5,100	0
The William Hatcliffe Trust - Food Bank	0	0	0	5,500
The William Hatcliffe Trust - Refugees	0	672	672	0
	<u>126,761</u>	<u>51,411</u>	<u>178,171</u>	<u>133,684</u>

Restricted donations from individuals supported our weekly foodbank and a wall repair project.

3. Income from Charitable Activities

Church hall lettings	51,102	0	51,102	44,869
Fairtrade and other stalls	7,146	0	7,146	7,252
Wedding and other fees	3,539	0	3,539	5,508
	<u>61,787</u>	<u>0</u>	<u>61,787</u>	<u>57,629</u>

4. Income from investments

Bank and other interest	3,016	0	3,016	2,282
Rental income	17,495	0	17,495	19,475
	<u>20,511</u>	<u>0</u>	<u>20,511</u>	<u>21,757</u>

5. Expenditure on charitable activities

Diocesan quota	90,060	0	90,060	87,000
Curate housing costs	13,359	0	13,359	17,432
Church maintenance and repairs	28,636	43,706	72,342	19,835
Other building costs	25,854	0	25,854	21,532
Church service costs	10,592	0	10,592	7,356
Outreach costs	1,253	15,441	16,694	13,621
Office costs	5,706	136	5,842	6,892
Administration staff costs	12,818	0	12,818	9,521
Costs of Fairtrade stall	5,499	0	5,499	5,007
Other sundry costs	6,461	0	6,461	2,671
	<u>200,237</u>	<u>59,283</u>	<u>259,520</u>	<u>190,866</u>

Other sundry costs refer to general administrative expenses

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2025

Notes to the accounts 31 December 2025

6. Staffing

The monthly average number of persons employed by the charity during the year expressed as full time equivalents was as follows:

2025	2024
£	£
0.40	0.37

1 of the above employees (2024 - 0) participated in Defined Contribution Pension Schemes.

7. Fixed Assets

Investment Properties	680,000	680,000
	<u>680,000</u>	<u>680,000</u>

The freehold land and buildings comprises the house and garden situated at 56 Weigall Road.
This book value is based on the value estimated by the PCC on the open market at 31 December 2025

8. Debtors

Accounts receivable	1,407	2,151
Accrued income	4,060	6,979
	<u>5,467</u>	<u>9,130</u>

9. Creditors

Accounts payable	775	1,659
Deferred income	5,500	0
Accruals	24,301	283
	<u>30,576</u>	<u>1,942</u>

10. Reserves (restated)

	Balance as at 1 Jan 2025	Income in the year	Expenditure in the year	Balance as at 31 Dec 2025
Restricted funds				
Property	680,000	0	0	680,000
Income				
Area Dean	464	0	(464)	0
Fresh expressions	0	3,400	(3,000)	400
Flourish	0	2,203	(2,203)	0
Boundary Wall	0	27,971	(27,971)	0
William Hatcliffe - Refugees	0	672	(150)	522
Door replacement project	4,235	11,500	(15,735)	0
Food Bank	8,927	5,565	(9,760)	4,732
Ministry with Older People	1,000	0	0	1,000
Pastoral Fund	500	100	0	600
Total restricted funds	15,126	51,411	(59,283)	7,254
Unrestricted funds				
General fund	64,373	209,059	(202,742)	70,691
	<u>759,499</u>	<u>260,470</u>	<u>(262,025)</u>	<u>757,944</u>

Independent Examiner's Report to the Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee.

I report to the members of the Parochial Church Council (PCC) on my examination of the accounts of the above for the year ended 31 December 2025.

Responsibilities and basis of report

As the members of the Parochial Church Council (PCC) you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales (ICAEW), which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

J Howard

John Howard, FCA
Thornwood Road
Hither Green
London SE13

Date: 24 April 2026

Accounts

Parish of the Good Shepherd with St. Peter, Lee



Trustees' Report for 2025 Annual Parochial Church Meeting

Trustees' Report for Parish of Good Shepherd with St. Peter, Lee PCC
(Registered charity number: 1171429)

Review of the year May 2024 to April 2025 - (Financial Year 2024)

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A) Aims and Purposes

The Good Shepherd with St Peter Lee's Parochial Church Council (PCC) has the object of the promotion of the gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England and has the responsibility of cooperating with the incumbent, the Reverend Bridget Shepherd, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of our two church buildings – The Good Shepherd Church on Handen Road and St Peter's Church Hall on Eltham Road – and the care and upkeep of the parish house located in Weigall Road.

B) Objectives and Activities

As a church we are committed to:

Shining God's light to our community and sharing the good news of God's love for all.

This is expressed and lived out through the following five values:

- All are welcome – we are an inclusive church.
- All have space to grow in faith – every age and stage of life matters.
- All are called to serve – everyone has a part to play.
- All find a place to belong – we are committed to God and to one another.
- All reach out – we respond to the needs in our community with the love of God.

The PCC has adapted and adopted the Church of England's current vision and strategic priorities and committed to becoming a church that is: **Jesus Christ centred and Jesus Christ shaped** which reflects the character of Jesus by being **humbler, simpler and bolder**

That focusses its energy on four priorities:

1. Exploring, releasing and supporting each other to live out our faith in everyday life
2. Encouraging variety and creativity in our worship, mission and practice
3. Being a church that is younger and more diverse
4. Pursuing social justice for all

These four priorities helped to guide our activity throughout the year.

C) Achievements and Performance

Over the course of 2024 we have continued to see steady growth at our Sunday services, with our average Sunday all age attendance now in the 90s. There has been a slight decline in adult attendance during the first quarter 2025. We were particularly pleased to see numbers close to last year's record numbers at our festival services, and we welcomed almost 850 (900) people to our 2024 Christmas services, and 267 to our 2025 Easter Sunday service which is a record, approx. 80 up on 2024. This was followed by the Low Sunday farewell to Bridget where the

congregation was over 300. (Figures include adults, teenagers and children). We have continued to benefit from the leadership of our Ministry Team and our Music Team, both of whom enrich our worship, and bring creativity and variety.

We were also pleased to host this year's Ordination for priesthood service for Woolwich Area Curates, including our own Chris, in the presence of +Alistair and ++Justin. We are still offering a Zoom link to the Good Shepherd Sunday service, and it is well used and appreciated by a range of people. There tend to be around 4-8 people taking part by Zoom each week. We also continue to have a healthy attendance at our Wednesday Morning Prayer services (Wednesdays 9-9.30am), and at the fortnightly Christian meditation sessions. As in previous years, the annual Memorial Service is valued by those who attend it and attracts many people who are not regular church-goers.

As a parish church we have the opportunity to reach out to people in our parish through baptisms, weddings, funerals and memorial services. Last year we conducted twelve baptisms, one thanksgiving service, one wedding, one service of prayer and dedication after a civil marriage and fourteen funerals.

Some specific highlights of our year by activity are:

Music

Music at the Good Shepherd has continued to thrive and reflect both the congregation and wider community. The current approach towards worship is that various worship traditions should be celebrated and encouraged. Worship leaders should promote musical traditions that they are fluent in so that the quality of music-making is as high as possible.

The choir, led by Tim Newberry, continue to sing at services once a month and at special services such as Lighting the Lamps. The choir also joined forces with the Hithertones Community Choir to sing an evensong service. The choir is made up of members of the congregation and has remained steady in number. It has been pleasing to have more men joining the choir, producing a more balanced sound but more new and younger members would be welcomed.

Tim Newberry, Glenn Halton and Pat Livingstone continue to act as worship leaders for AM Sunday services. The services frequently include other musicians and incorporate a variety of worship styles into the services. It has been fantastic for other members of the congregation to become frequently involved in the worship on a regular basis, particularly Ann, Tanya and Simon. We should like to encourage volunteers to set up and operate the sound desk and singers who are willing and able to lead worship.

Stewardship Campaign

We ran an extended Stewardship season which focused holistically on teaching re our use of our God given resources and on our role as members of the church community (six sermons, four talks, 2 booklets and multiple Mailchimps from July to the end of October).

It would appear that we have had a 40% increase in planned giving from new planned givers and increases from established members of the congregation – thank you. Our church community is well supported by volunteers but additional follow-up work is being done on resourcing our mission. Hopefully the congregation found the teaching helpful regarding our use of resources across all aspects of our life – there is quite some crossover on the concerns of our Eco Group.

St Peter's Church (Hall) /Social Action

The PCC decided in early 2024 to use St. Peter's building to serve the community and pursue social justice. This would involve our activities or offering space to other social justice charities.

A newly appointed Management Group was formed to oversee the transition of St Peter's, Lee from a place of regular worship to a community hall, renamed as St Peter's Hall.

St Peter's Hall remains licensed for worship but with the only requirement to have two public services a year i.e. no requirement for regular Sunday worship. The Licence for Marriages is revoked and the building has been removed from Diocesan Faculty Jurisdiction. This gives us considerable flexibility to develop both the building and our social ministry.

The Management Group has welcomed Lee Green Lives (LGL) to the Hall. LGL is a local community organisation that provides services to those in need. It occupies the Hall several days a week and runs daytime activities on most weekdays.

We continue to provide the 'Helping Hands Foodbank' which is a joint project between our parish and Action for Refugees in Lewisham (AFRIL).

Our outreach activities include subsidising the Hall's use by groups including an ex-prisoner group, an AA group for parents and carers with children, and a Syrian refugee group that runs dance sessions. We also continue to hire out the building for parties and events.

After 25 years, the Living Word Christian Fellowship, which used St Peter's Hall, has not renewed the agreement. We are in negotiation with another church who would like to use St Peter's Hall on a Sunday morning for Christian worship.

This year will be exciting as we expand our activities and develop the building.

Children's Church

Children's Church this Year has focused on growing the team to help meet the needs of our children and young families. We are so excited that we now have some new children's church leaders, and we are incredibly grateful to them. Our aim is to start a second older children's church group on a Sunday morning that supports the transition into the youth group and allows for the older children in children's church to have a group that is focused on their needs. We gained a small pot of funding from the Children's and Young People's team in the diocese to change the use of the middle room in the extension to facilitate a new group to meet.

Youth Group

The Youth Group started the autumn term with a trip to the climbing wall in Eltham which allowed new members to join the group to get to know each other.

The youth continue to meet every two weeks, with an average attendance of 14. The youth group is working towards our confirmation service at Pentecost, when we will welcome the bishop of Woolwich to lead the Sunday morning service.

Eco Group

The church received £3,500 in funding as part of the Church of England's Give to go Green initiative. After a successful match funding campaign, £3,500 was also received from individual donors. These funds will be used to to insulate and improve the entrances at the back of the church.

Bike racks were installed in November at the main entrance to the church grounds. They are in regular use by not only our congregation but those who hire the church hall. They also function as a visible sign to the community of our church's desire to promote greener ways to travel to and from the site.

We held two plant swap/giveaway events at either end of the gardening season to allow unwanted seedlings and plants to be shared.

Fair Trade

After a 3-month break, our regular Fairtrade stalls re-started in April 2024.

Gail and Patricia have settled into the new routine, usually running the stall twice a month. As well as the regular stalls, we run stalls for 2 weekends in November when the church building is used for Open Studios. We purchase from around 7 different suppliers on a regular basis and another 8 on an occasional basis. Sales continue to be just over £5000 per year.

Schools

In September 2024 we appointed a Flourish Minister to work in Trinity secondary school and the Church. The aim is to build opportunities in the school for young people and adults to explore faith and spirituality. Sonnet has become an integral part of the school spiritual development and is running a breakfast club and meditation space two days a week, a break time prayer space 4 days a week, staff prayers once a week and a bible study once a week. She continues to listen actively to what the needs of the school and young people are and adapt to meet those needs while building strong intentional relationships with all who she meets.

As well as working with church young people, we maintain strong links with our uniformed groups and our local schools. In 2024 we saw well over 3000 different children and young people in assemblies, welcomed 100 children into church for school visits, and hosted school services for more than 600 young people. These are all fantastic opportunities to form connections with local families. Our vicar and several members of our congregation are part of the governing body of Trinity School – our local Church of England school.

Community and Pioneer Ministry

Having a pioneer Curate looking for opportunities to explore how, as a church, we engage with the community in listening, loving service, and exploring faith has allowed us to engage with the Station Pub. Firstly, meeting the needs of creating a charity pub quiz, which has raised over £600 for local charities since June 2024. Next supporting a local Christian musician to start an Open mic night, which is building a community of local musicians, and then being trusted enough by the pub to lead a pub carol service at Christmas which was received well by all in the community.

Because of this link, we have been able to get a Grant from the Diocese of £3600 to support the work with the Pub. In Lent 2025, we ran a book club in the pub and started songwriting for well-being courses.

As well as these initiatives, we've endeavoured to maintain our presence in the local community by participating in the FUSS Christmas Fair, Manor House Gardens Festival, and hosting the annual Lee Green Open Studios.

Support to other local churches

Over the year we have continued to provide support to other local churches, particularly through our Parish Share Fund contribution and our Vicar's work as Area Dean for East Lewisham. She also served as Acting Archdeacon of Lewisham and Greenwich in 2024 with some focus on helping churches in vacancy. Following her first quarter sabbatical, Bridget returned for a month before taking up a new permanent position of Archdeacon of Wandsworth. The Good Shepherd with St Peter's is now a Parish in Vacancy but we have a good team in place who are used to taking responsibility for much of what goes on and we hope to minimise the time before we can find a new Vicar who can build on the work that Bridget has done over the last decade.

D) The Electoral Roll

As at April last year, the electoral roll stood at 135. As part of our 6-yearly schedule, we prepared a new Electoral Roll for 2025. This meant everyone who wished to be on the new Roll, which qualifies you to vote at the Annual Parochial Church Meeting (APCM), had to complete a new application form. The new roll shows a new membership of 127

E) Safeguarding Report

We are aware of the safeguarding issues in the press at national level but we take safeguarding very seriously in our parish and are lucky to have an experienced safeguarding officer. At the Church of the Good Shepherd with St Peter we aim to provide a welcoming and safe space and take safeguarding seriously. We are fortunate that so many of our congregation have spent their working lives caring and looking out for the welfare and safety of others. There is a careful follow up of all safeguarding concerns and where appropriate these have been taken to the local authority as well as to the Diocesan Safeguarding Team.

The PCC has complied with the duty under Section 5 of the *Safeguarding and Clergy Discipline Measure 2016* and has had regard to the House of Bishops' guidance on safeguarding children and vulnerable adults. Safeguarding, Health & Safety, and GDPR (General Data Protection Regulation) compliance were all regular agenda items for the PCC.

We have set up systems to ensure training and accountability, and our Parish administrator (Fiona Morrison) has ensured that our policies, based on standard diocesan policies, are up to date and can be viewed on the church website <https://goodpeter.org.uk/pcc-policies-and-procedures/>.

Fiona also checks that processes are compliant with safeguarding guidance and has regular discussion with the Parish Safeguarding Officer (Ann Lorek).

All leaders and helpers of Children's Church and Youth Group are required to complete a DBS check and safeguarding training, also all members of the PCC and leaders of the Food Bank. Volunteers for other activities in the church, such as the Food Bank and English Lessons complete a Volunteer Registration Form and are offered online safeguarding training. Fiona has followed this up systematically over many hours. All have either submitted their DBS and training certificates, or are finishing this now.

We are aware that abuse has and will continue to take place in any setting, by someone of any class or gender, and we ask that any concerns are shared with Chris or Ann. If anyone feels that this is not addressed in full, then we have shared information enabling direct referrals to be made by anyone to social care, or via NSPCC.

At the Church of the Good Shepherd with St Peter, we know that safeguarding is everyone's responsibility and thank you for being part of that.

F) Fabric Report

Fabric report: Good Shepherd 2024 – 2025

The main structural or urgent issues identified in the 2020 Quinquennial Inspection had been attended to by the end of 2020. The next Quinquennial is due in October 2025.

Routine maintenance continues as normal which should cover the remainder of the works suggested in the 2020 Quinquennial except for new flooring in the toilets and lobbies.

We have successfully applied for a “Give to Go Green” grant for matched funding and raised the money to repair the west outer doors, replace the inner doors and put in draft proofing to reduce heat loss. Diocesan Advisory Committee (DAC) approval was dependant on significantly improving the disabled access, which appears costly, and discussions are ongoing with our quinquennial architect and contractors prior to obtaining a final Faculty.

Church Boundary Wall

As reported last year, we have a collapsed section of the Good Shepherd Boundary Wall. We now have List B approval from the Diocese and Local Authority planning permission. Quotes have been obtained and we are now fundraising to finance the rebuilding/repairs. The lowest quote on the specifications which we have been given was £44k to rebuild the Wantage Road section and £9k for repairs to the rest of the wall.

We have started a community appeal for £24k with a stretch target of £33k, this is ongoing. So far, some £8.5k (£10.5k after Gift Aid) has been given.

Fabric report: St. Peter's Church Hall 2024– 2025

The 2021 St Peter's Quinquennial Inspection revealed no structural problems with the building, and the fabric is sound inside and out. The main item identified was the replacement of the gutters which were repaired/replaced in 2023 and additional work and clearing carried out in 2024.

A St Peter's Management Group (SPMG) has been set up and taken responsibility for the management of the building. With the increased use for social action including the moving in of Lee Green Lives there has had to be an increased focus on small repairs and maintenance tasks throughout the building and an increased number completed e.g. sorting out security, putting in proper fire door handles/locks. The SPMG are looking at more structural improvements going forward.

Fabric report: Parish House, Weigall Road 2024 – 2025

Our tenant continued in Weigall Road until the Spring and the property is in good repair with routine maintenance managed by our agent. We upgraded the kitchen cupboards in accordance with our long-term maintenance plan and are investigating how to improve the EPC rating and whether any other work is necessary to optimise rent from prospective new tenants.

G) Deanery Synod

We are pleased to report that, in addition to being our Vicar and Area Dean, the Revd Bridget Shepherd has acted as Archdeacon for the Lewisham part of our Archdeaconry during 2024.

During 2024, one of our Churchwardens and Deanery Synod Representative, James Murdoch, has been elected to the Diocesan Synod and to the Diocesan Council of Trustees (Bishop's Council, Diocesan Board of Finance and Diocesan Mission and Pastoral Committee) for a term of 3 years.

Deanery Synod continues to be a useful way of distributing news of events and items of interest among parishes in the deanery. During this reporting period, the following meetings were held, all of which were thought-provoking and well attended, presented by very knowledgeable speakers:

Date	Main item	Speaker(s)
18 June 2024	Responding to knife crime	Natalie Walters (<i>Head of Diocese's Justice, Peace and Integrity of Creation Team</i>) Jason O-Shea (<i>Operation Forgiveness</i>)
9 October 2024	Diocesan Investment Programme	Ven. Jonathan Sedgwick (<i>Archdeacon of Southwark</i>)
27 February 2025	Lay Ministry and training update	Cherry Murdoch (<i>Deanery Lay Vocations Champion</i>)
	Modern Slavery presentation	Jennifer Hyde and Chris Elliot (<i>Reigate Archdeaconry Social Justice Focus</i>)

H) **Financial Report**

Our situation is much improved since last year. We had a small deficit in 2023 and throughout 2024 were projected to have a slightly larger one this year. However, we are pleased to report this was turned round into a small surplus as a result of:

- A successful Stewardship campaign which contributed to a 40% increase in regular giving based on having new regular givers and increases on giving from existing givers
- Some generous donations. THANK YOU!
- A significant contribution to Curate's housing cost from the Diocese
- The Weigall Road kitchen improvement coming in at the lower end of estimate
- No expenditure on GS Boundary wall, except for fees
- No other major project expenditure
- Successful obtaining of Fresh Expressions Grants.

The planned expenditure (Budget) for 2025 showed a higher surplus based on known cost at the time but there are a number of unknowns/uncertainties which may affect this e.g.

- The cost of the GS Wall was unknown, and it remains uncertain how much we will raise from the community or from grants
- We did not know when the tenants will leave Weigall Road (was due end April), how long it would take to find new tenants, and what repairs will be necessary before re-letting We don't know if we can again secure a contribution to Curates housing from the Diocese
- We don't know whether continued increase in giving will match 2025 increases in Parish Share, Administrators salary, Energy costs, etc., etc.
- Possible cost associated with becoming a Parish in vacancy
- As yet unidentified costs associated with furthering our vision

The Budget Forecast as presented at the end of 2024 and subsequent Latest Estimate forecasts are the best estimate available when produced but it is understood that as we approach and move through the year latest estimates (LEs) will be updated, especially as the major issues raised above are resolved.

For the moment we have the resources we need. Looking ahead, we will continue to monitor our spending carefully. In order to be able to resource current expenditure and what we may require to meet our aspirations for ministry and mission, we will also need to continue to monitor and look at income generation.

If you have any questions about our finances, please get in touch by emailing treasurer@goodpeter.org.uk

I) **Reserves Policy**

The PCC will maintain a Reserve Fund that will provide for the payment of those sums that in the event of the closure of the church would still need to be spent because of contractual obligations or implied promises.

The former includes three months' wages and utility bills, and the latter the Foodbank. At the current level of expenditure this is around £6,000.

The PCC resolves therefore to keep a Reserve of no more than £10,000 for the time being. The purpose of this Reserve Fund is to pay our obligations in the event that the church income drops below an otherwise sustainable level.

Note: Where money is set aside to meet predicted essential future spending, this is properly known as Designated Funds (budgeted items). This is a way of spreading the cost of funding a project that could not be met from future income alone.

Fluctuations in cash flow should be minor given the nature of our everyday income and expenditure, but in view of the repair work that we need to do in 2025 we may well temporarily dip into reserves.

J) Plans for Future Period

We are focussed in 2025 on the recruitment process for a new Vicar following The Revd Bridget's appointment as Archdeacon of Wandsworth. The parish is entering a period of vacancy and the aim of the Ministry Team, Wardens and PCC is to minimise the period of vacancy and find a new Vicar who shares our inclusive values and who will lead us in building on our recent growth and help us in fulfilling our vision to "Shine God's light to our community and share the good news of God's love for all".

The PCC has put together a Mission Action Plan (MAP) to summarise the work the PCC has been doing on vision over the past few years. The priorities in the MAP are not new, but are things we've identified and agreed previously. We began developing this vision and Mission Action Plan as we emerged from the Covid 19 pandemic in 2021. This included consultations with the congregation and PCC. Further work in 2023 and 2024 built on this, and looked specifically at how St. Peter's fits into our vision. This ongoing work has confirmed that we want to be 'a hub of spiritual energy – focussed on the person of Jesus; and a hub of community activity – reflecting the life of the Kingdom of God; and that through that community activity people are enabled to encounter Christ'.

This is a shorter summary of the full MAP:

Our Values

As a church we have identified the following five values:

- All are welcome – we are an inclusive church.
- All have space to grow in faith – every age and stage of life matters.
- All are called to serve – everyone has a part to play.
- All find a place to belong – we are committed to God and to one another.
- All reach out – we respond to the needs in our community with the love of God.

Our Mission Priorities & Goals

In 2021 we adopted the Church of England's Vision for the 2020s, and added a fourth priority, which is key to our identity. Below we outline our four mission priorities and the key actions that emerge from them. The intention is for these priorities to be pursued alongside sustaining out existing work.

Discipleship (Exploring, releasing& supporting each other to live out our faith in everyday life)

1. To embed a culture of being missionary disciples where we recognise that we are all 'the church' at all time and in all places
2. To identify, train and affirm new leaders
3. To implement a clearer pathway for Christian formation, enabling new and existing Christians to grow in faith

Worship (Encouraging variety and creativity in our worship, mission and practice)

4. Widen our offering of Sunday and midweek services e.g. explore monthly all age breakfast service, informal evening service for young adults, a service aimed at families who have children with additional needs etc.

Widening inclusion and participation (Being a church that is younger and more diverse)

5. Introduce a new Children's Church group for children in Years 4-7
6. To identify, train and affirm new leaders – with a particular focus on those from underrepresented groups (e.g. Global Majority Heritage, LGBTQI+ etc.)

Community (Pursuing social justice for all)

7. Set up St Peter's as a centre for social action and develop a social action strategy
8. Create an action plan to work towards net zero carbon by 2030
9. Create a more intentional communications strategy with the aim of inviting people to participate in the life of the church e.g. getting involved with eco projects and foodbank, not just attending services

Addendum to MAP: Longer Term Aspiration

The parish seeks to build on existing initiatives at The Good Shepherd Church and St Peter's Hall, expanding them significantly to establish an open public space in the heart of the parish near Leegate, designed to engage with the emerging community from the new mixed commercial and housing development, to integrate the Church further into the evolving social landscape, creating a dynamic hub where innovative mission meets active community engagement inviting individuals to experience the Christian faith in an unconventional setting. We have put forward a Diocesan Innovation Grant bid but did not succeed in the 2025 round. We will look to make an amended bid in the next round and/or will look for other ways to engage with the new emerging community.

K) Structure, Governance and Management

Church Wardens are elected at the Vestry Meeting, immediately prior to the APCM. Anyone on the Electoral Roll or resident of the Parish may attend and vote. Churchwardens who are on the Electoral Roll are automatically members of the PCC.

PCC members are appointed at the APCM. The method of appointment of PCC members is set out in the Church Representation Rules (latest revision 2022). Deanery Synod Members are also appointed in accordance with the said rules at the APCM.

At the Good Shepherd with St Peter, Lee, the membership of the PCC consists of the incumbent (our Vicar), the Curate, Churchwardens, Deanery Synod members, and members who are elected by the APCM. Readers (LLMs)¹ may also be appointed to the PCC by the APCM. All members of the congregation who are on the Electoral Roll of the Church may attend and vote; all those who attend our services or consider themselves to be members of the congregation are encouraged to register on the Electoral Roll and to stand for election to the PCC. Elected members of the PCC serve for three years, with one third of those members being elected each year.

¹ Readers (Licensed Lay Ministers) are people licensed by the Church of England to serve in certain ways.

The PCC members are responsible for making decisions on all matters of general concern and importance to the Parish including deciding how the funds of the PCC are to be spent. PCC members are inducted through a discussion of their role and function at the first meeting of the new PCC, and by going through a review of PCC policies annually. Specific training provided by the Diocese is given in Safeguarding, and eligibility and DBS (Disclosure and Barring Service) checks are carried out.

The full PCC met six times during the year (May 24 - April 25) with an average level of attendance of circa 77% (2024: 67%).

There have been no significant transactions with PCC members or closely related persons.

The PCC has only one employee, the Parish Administrator. Their pay and remuneration is set by the Church Wardens and the Treasurer, and a recent increase was based on Diocesan HR advice.

L) Administrative Information

The Parish of the Good Shepherd with St Peter, Lee is part of the Diocese of Southwark in the Church of England. It is in the Archdeaconry of Lewisham and within the Woolwich Episcopal Area.

It consists of The Good Shepherd Church which is situated on the corner of Wantage and Handen Roads, and St. Peter's Church Hall which is situated on the corner of Weigall and Eltham Roads. The correspondence address is The Good Shepherd Church, 29 Handen Road, Lee, London, SE12 8NP.

The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules (2020)) and members are Trustees responsible to the Charities Commission (Registered charity number: 1171429)

PCC members ***who have served at any time*** from 12th May 2024 until the date which this report was approved are:

Ex Officio members

Incumbent:	Revd Bridget Shepherd*
Assistant Curate:	Revd Chris Henriette
Church Wardens:	Sue Tearle, James Murdoch

**(technically until 6th July 2025 but acting as Archdeacon of Wandsworth from 1st May 2025)*

Lay Diocesan Synod member:

James Murdoch

Lay Deanery Synod members

Simon Frewin, Adriaan Goosen, James Murdoch and Peter Watson

Elected members

John Bramson, Pete Burns, Conway Tearle, John Murray, Yi Baylis, Gladys Ekpo-Daniels, Clare Johnson, , Louise Grace, Fran Lechler, John Stevens, Tanya Hilborne, and Hannah Burns
Members of the PCC also serve on the Standing Committee, as Deputy Wardens and as Sidespeople.

The Vicar and PCC are supported by a large body of volunteers who fill various roles, on whose help we rely and to whom we offer thanks.

There is also a **Ministry Team**:

Clergy: Revd Bridget Shepherd and Revd Chris Henriette

Licensed Lay Ministers (LLMs/Readers): Nick Shepherd and Cherry Murdoch

Southwark Pastoral Auxiliary (SPA): Laurie Stuart

Other members: Trudi Bramson, Jevan Green, Ian Butcher

Bankers and Advisers

Bankers: Barclays Bank UK PLC, 93 Lewisham High Street, London SE13 6BB

Independent Examiner: John Howard FCA, Thornton Road, Lee, London SE13 5RG

Quinquennial Architect: Nicholas Weedon of HMDW Architects Ltd, 16 Swains Lane, London N6 6QS

M) Approval

Approved by the PCC on Thursday 8th May 2025 and signed on its behalf by the Vice Chair,
Pete Burns

**Parish of the Good Shepherd
with St Peter, Lee**

Accounts

**for the year ended
31 December 2024**

with Independent Examiner's Report

Independent Examiner's Report to the Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee.

I report to the members of the Parochial Church Council (PCC) on my examination of the accounts of the above for the year ended 31 December 2024.

Responsibilities and basis of report

As the members of the Parochial Church Council (PCC) you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



John Howard, FCA
Thornwood Road
Hither Green
London SE13

Date: 18 April 2025

Profit and Loss

For the year ended 31 December 2024

Account	2024	2023
Income		
Planned Giving (for Gift Aid) a	72,841.00	61,496.25
Donations (for Gift Aid)	11,600.00	1,000.00
Tax Rebate (Gift Aid)	19,884.34	16,405.24
Other Planned Giving b	7,500.00	7,440.00
Weddings, Funerals, etc.	3,361.00	1,067.00
Fairtrade Stall	5,683.68	7,004.34
Food Bank income c	13,515.01	8,875.84
Hall Hire		
GS - Hall Hire	31,378.01	37,689.68
SP - Hall hire	13,451.00	9,607.34
Total Hall Hire	44,829.01	47,297.02
Rental Income - 56 Weigall Road	19,475.28	17,690.40
Other Revenue d	13,677.71	9,938.12
Total Income	212,367.03	178,214.21
Operating Expenses		
Audit & Accountancy fees	2,446.40	1,655.20
Cleaning	9,429.07	10,528.91
Diocese - Parish Share	87,000.00	83,499.95
GS Boundary wall e	4,389.48	1,769.69
Utilities		
GS	6,531.61	8,490.37
SP	2,080.30	3,620.51
Total Utilities f	8,611.91	12,110.88
Parish House repairs & maintainance g	7,733.44	0.00
Repairs & Maintenance h	15,445.46	16,578.60
Fairtrade stall expense	5,006.77	5,754.60
Food bank c	9,741.02	9,360.00
Administrator's Wages	9,520.54	8,568.75
Curate's Housing i	17,431.79	15,094.08
Insurance	4,203.04	3,865.30
Misc. j	18,042.83	16,892.39
Total Expenditure	199,001.75	185,678.35
Net Profit	13,365.28	(7,464.14)

a Planned Giving (for Gift Aid)

This is the monthly standing orders.

The current monthly total comes to £85k over the next 12 months.

b Other Planned Giving

Some standing orders are paid including the Gift Aid.

c Food Bank

This includes £5,500 from the Hatcliffe Lee Charity for 2024/5 (We can apply for 2025/6 in Sept. 25) also the 2024 Christmas collection - £1,270 and Gift Aid for 2024 - £1,400

d Other revenue

Includes plate collections and the Goodbox card reader. Also included are the donations - £4,235 for the G2GG project to replace the lobby doors at the west end. The matched funds were received in 2025 - £3,500

e Boundary wall

This is the Diocesan architect's fees to date.

f Utilities

The current price is fixed to 30 Sept '25. I have no idea after that but it is in a bulk buying scheme run by the CofE.

g Parish House repairs & maintainance

Includes a new kitchen and washing machine.

h Repairs & Maintenance

Includes CH leak repaired under vestry floor - £3,000, gardening - £5,000 and bin collections - £1,400

i Curate's Housing

We received a refund of £9,200 from the diocese for 2024. We hope to get a further refund for 2025

The diocese are now paying for the council and water rates.

j Misc.

Includes office and clergy expenses also cost of services including music.

Balance Sheet

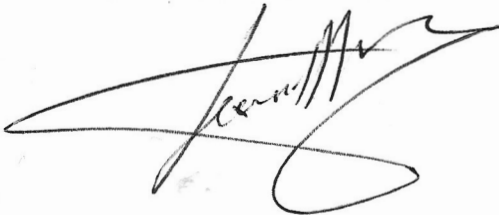
Good Shepherd

As at 31 December 2024

Account	31 Dec 2024	31 Dec 2023
Fixed Assets		
Tangible Assets		
Property - 56 Weigall Road	680,000.00	680,000.00
Total Tangible Assets	680,000.00	680,000.00
Total Fixed Assets	680,000.00	680,000.00
Current Assets		
Cash at bank and in hand		
Bank - community a/c	23,685.28	6,935.67
The CBF Church of England Deposit Fund	38,215.76	55,960.55
Bank - gift aid a/c	10,409.77	1,636.73
Total Cash at bank and in hand	72,310.81	64,532.95
Accounts Receivable	3,151.25	1,707.00
Hire Deposit	(1,040.00)	1,215.00
Total Current Assets	74,422.06	67,454.95
Creditors: amounts falling due within one year		
Accounts Payable	1,658.63	2,833.50
Accruals	(7,262.25)	(2,160.29)
Total Creditors: amounts falling due within one year	(5,603.62)	673.21
Net Current Assets (Liabilities)	80,025.68	66,781.74
Total Assets less Current Liabilities	760,025.68	746,781.74
Net Assets	760,025.68	746,781.74
Capital and Reserves		
Restricted Funds		
56 Weigall Road (Property)	680,000.00	680,000.00
Area Dean Expenses Fund	821.05	127.43
Fairtrade Stall Fund	3,142.00	2,465.09
Helping Hands Food Bank	8,926.72	5,152.73
Legacy (Eunice Saville)	10,200.82	10,200.82
Ministry with Older People	1,000.00	1,000.00
Pastoral Fund	500.00	2,238.45
Total Restricted Funds	704,590.59	701,184.52
Current Year Earnings	0.00	0.00
Unrestricted Funds		
Fabric Reserve	20,000.00	20,000.00
General Fund	25,435.09	15,597.22
General Reserve	10,000.00	10,000.00
Total Unrestricted Funds	55,435.09	45,597.22
Retained Earnings	0.00	0.00
Total Capital and Reserves	760,025.68	746,781.74

Signed on behalf of the Parochial Church Council,

James Murdoch - Warden



Sue Tearle - Warden



**Parish of the Good Shepherd
with St Peter, Lee**

Accounts

**for the year ended
31 December 2024**

with Independent Examiner's Report

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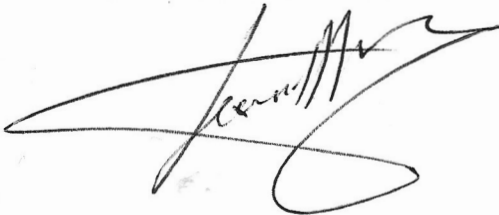
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Signed on behalf of the Parochial Church Council,

James Murdoch - Warden



Sue Tearle - Warden



Accounts



Parish of the Good Shepherd with St. Peter, Lee
Trustees' Report for 2024 Annual Parochial Church Meeting

Trustees' Report for Parish of Good Shepherd with St. Peter, Lee PCC (Registered
charity number: 1171429)

Review of the year May 2023 to April 2024 - (Financial Year 2023)

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A) Aims and Purposes

The Good Shepherd with St Peter Lee's Parochial Church Council (PCC) has the object of the promotion of the gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England and has the responsibility of cooperating with the incumbent, the Reverend Bridget Shepherd, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of our two church buildings – the Good Shepherd on Handen Road and St Peter's on Eltham Road – and the care and upkeep of the parish house located in Weigall Road.

B) Objectives and Activities

As a church we are committed to:

Shining God's light to our community and sharing the good news of God's love for all.

This is expressed and lived out through the following five values:

- All are welcome – we are an inclusive church.
- All have space to grow in faith – every age and stage of life matters.
- All are called to serve – everyone has a part to play.
- All find a place to belong – we are committed to God and to one another.
- All reach out – we respond to the needs in our community with the love of God.

The PCC has adapted and adopted the Church of England's current vision and strategic priorities and committed to becoming a church that is:

Jesus Christ centred and Jesus Christ shaped

That reflects the character of Jesus by being **humbler, simpler and bolder**

That focusses its energy on four priorities:

1. Exploring, releasing and supporting each other to live out our faith in everyday life
2. Encouraging variety and creativity in our worship, mission and practice
3. Being a church that is younger and more diverse
4. Pursuing social justice for all

These four priorities helped to guide our activity throughout the year.

C) Achievements and Performance

Over the course of 2023 we have seen steady growth at our Sunday services, with our average Sunday attendance now at 80. This increase reflects an increase in our average attendance of more than 150% over the past 10 years. We were particularly pleased to see record numbers at our festival services, and we welcomed almost 900 people to our Christmas services, and over 175 to our Easter Sunday service – again, significant increases on where we were ten years ago. Alongside our festival services we had a special service to mark the Coronation, and a Deanery Service for Ascension Day.

We have continued to benefit from the leadership of our Ministry Team and our Music Team, both of whom enrich our worship, and bring creativity and variety. During the year we said goodbye to Revd Henry Whyte, who had been part of the Good Shepherd for ten years, and we welcomed our Curate, Revd Chris Henriette and family. It is good that we have a steady stream of people to bring new life to our services.

During 2023 our weekly Children's Church sessions have become much more established, with new families joining the church, and new people joining the team of leaders. During the year we took the decision to stop 'Wild Church', which was a monthly outdoor service for families, that was started during the pandemic. The main reason for this was that the bulk of the planning and preparation fell to a very small number of (already busy!) leaders. It has been good to see our children play a visible part in services by assisting with preparing the altar for Communion. We hope to continue to develop our provision for children over the coming year.

We are still offering a Zoom link to the Good Shepherd Sunday service, and it is well used and appreciated by a range of people. There tend to be around 4-8 people taking part by Zoom each week. The PCC took the decision to suspend Sunday worship at St. Peter's in the spring of 2022, and throughout 2023/4 to date the Bishop of Southwark has granted us permission to continue the suspension pending the PCC's discussions about the next steps and plans for the future – more of this below.

Outside of Sunday services, our home groups continue to meet, and we also offered a special course for Lent, and an environmental themed Bible study in the autumn. During Advent we once again produced an Advent Reflection Booklet, to encourage people to set aside time for prayer and reflection during the season of Advent. All of these opportunities to learn and grow in faith have been run and organised by lay members of the church. We continue to have a healthy attendance at our Wednesday Morning Prayer services (Wednesdays 9-9.30am), and at the fortnightly Christian meditation sessions.

As a parish church we have the opportunity to reach out to people in our parish through baptisms, weddings, funerals and memorial services. Last year we conducted eight baptisms, one wedding, and 14 funerals. From January to March 2023 we also ran the Bereavement Journey Course, which was much appreciated by those who attended. As in previous years, the annual Memorial Service is valued by those who attend it, and attracts many people who are not regular church-goers.

During the year our Youth Group was strengthened with growing numbers of young people and leaders. Over the course of the year the group met once a fortnight in term time, and also we ran a pilgrimage to Lambeth Palace, a paddle boarding trip and a family social for Bonfire Night. At the beginning of 2024 we ran our first youth weekend away at Carroty Wood in Tonbridge, which was a great success! One of the high points of 2023 was seeing 10 young people confirmed by Bishop Karowei.

As well as working with church young people, we maintain strong links with our uniformed groups and our local schools. In 2023 we saw well over 3000 different children and young people in assemblies, welcomed 360 children into church for school visits, and hosted school services for more than 600 young people. These are all fantastic opportunities to form connections with local families. Our vicar and several members of our congregation are part of the governing body of Trinity School – our local Church of England school.

Over the year we have provided support to other local churches, particularly through our Vicar's work as Area Dean for East Lewisham – a role she took on in January 2023. This has involved providing administrative, pastoral and practical support, especially to our neighbouring parishes that are in vacancy. We have also offered placements to two ordinands in training, which has been a mutually beneficial opportunity to learn from one another.

As a church we are committed to pursuing social justice for all, and that commitment is expressed through four areas of work – the Helping Hands Foodbank, the provision of English classes for Ukrainians, the Eco Church Working Group, and the Fairtrade Stall. We also support the work of other organisations and charities such as Alcoholics Anonymous and Inside Out (a Christian support group for ex-offenders) who use St. Peter's on a regular basis.

We continue to work with Action for Refugees in Lewisham to run the Helping Hands Foodbank, which provides food to 43 families. The foodbank operates once a fortnight, and is run by volunteers from the church and the wider community. The foodbank provides vulnerable migrants with vouchers, toiletries and fresh food – all of which has been donated by individuals, local schools, the Hatcliffe Charity, the Women's Institute, St. Mildred's Church, Goldluxel Services Ltd, and YACnCay (Youth Against Crime Not Crime Against You).

Our weekly English classes for Ukrainians have now been running since May 2022, and offer beginner and intermediate English language classes. The classes are run by a local resident, supported by members of the church and the wider community who help with hospitality and act as language assistants. The class continues to be greatly valued by all who attend.

The Eco Church Working Group was started to look at how we might respond to the issue of climate change – both individually and collectively. The group has maintained an active dialogue with the PCC prompting us to ensure that environmental targets inform our vision and future plans. During the year the group also carried out an environmental lifestyle audit, led a special service for Earth Hour, and ran a short course on environmental issues entitled 'Tenants of the King'.

In March we held a special fairtrade themed quiz night to mark Fairtrade Fortnight, then in May the Fairtrade Stall celebrated its tenth anniversary. The sales over the past 10 years are

over £41,500, and sales from Feb 2022 to Jan 2023 total £6,800 of fairly traded goods which has helped to support producers in other countries and has continued to raise awareness of fairtrade.

As well as church-based initiatives, we've endeavoured to maintain our presence in the local community by participating in the FUSS Christmas Fair, Manor House Gardens Festival, and hosting the annual Lee Green Open Studios. Over the year we have strengthened our links with 'Hithertones' – a local choir who rehearse at the Good Shepherd. In April we hosted a well-attended concert for Hithertones, and in October some of our own musicians and Ministry Team worked together to put on a special service of Choral Evensong.

As there is a lot going on within the church community we have continued our bi-monthly church magazine with the aim of sharing news with those who are part of the church community; this has had to be temporarily suspended due to the Editor undergoing major surgery in the autumn of 2023.

Lastly, as a church we are very aware of issues in the wider Church of England. We are part of the Inclusive Church network, and at the end of 2021 we took part in the 'Living in Love and Faith' discussions. In November 2023 the Church of England's General Synod granted permission for churches to use prayers of thanksgiving, dedication and blessing for same sex couples. In January 2024 our Clergy and PCC unanimously agreed that we are happy to use these 'Prayers of Love and Faith' in our parish, for any couples that would like to have their relationship recognised in this way. At the moment, the prayers can only be used as part of existing services e.g. on Sunday mornings, not in stand-alone services. We hope that this is a small step towards affirming all members of our church and community.

D) The Electoral Roll

As at April last year, the electoral roll stood at 122. Since then, 8 names have been removed and 21 names added which brings the new total to one hundred and thirty-five (135).

E) Safeguarding Report

At the Church of the Good Shepherd with St Peter we aim to provide a welcoming and safe space and take safeguarding seriously. We are fortunate that so many of our congregation have spent their working lives caring and looking out for the welfare and safety of others. There is a careful follow up of all safeguarding concerns and where appropriate these have in previous years been taken to the local authority as well as to the Diocesan Safeguarding Team.

The PCC has complied with the duty under Section 5 of the *Safeguarding and Clergy Discipline Measure 2016* and has had regard to the House of Bishops' guidance on safeguarding children

and vulnerable adults. Safeguarding, Health & Safety, and GDPR (General Data Protection Regulation) compliance were all regular agenda items for the PCC.

We have set up systems to ensure training and accountability, and our Parish administrator (Fiona Morrison) has ensured that our policies, based on standard diocesan policies, are up to date and can be viewed on the church website at www.goodpeter.org.uk/pcc. Fiona also checks that processes are compliant with safeguarding guidance, and has regular discussion with the Parish Safeguarding Officer (Ann Lorek).

All leaders and helpers of Children's Church and Youth Group are required to complete a DBS check and safeguarding training, also all members of the PCC and leaders of the Food Bank. Volunteers for other activities in the church, such as the Food Bank and English Lessons complete a Volunteer Registration Form and are offered online safeguarding training. Fiona has followed this up systematically over many hours. All have either submitted their DBS and training certificates, or are finishing this now.

We are aware that abuse has and will continue to take place in any setting, by someone of any class or gender, and we ask that any concerns are shared with Bridget or Ann. If anyone feels that this is not addressed in full, then we have shared information enabling direct referrals to be made by anyone to social care, or via NSPCC.

At the Church of the Good Shepherd with St Peter, we know that safeguarding is everyone's responsibility, and thank you for being part of that.

F) Fabric Report

Fabric report: Good Shepherd 2023 – 2024

The main structural or urgent issues identified in the 2020 Quinquennial Inspection had been attended to by the end of 2020. This year we have had the hall floor re surfaced and attended to a number of minor repair and maintenance issues, including the clearing of the guttering.

Routine maintenance continues as normal which should cover the remainder of the works suggested in the Quinquennial except for new flooring in the toilets and lobbies.

In addition a leak in pipework under the vestry has been fixed.

Church Boundary Wall

As reported last year, we have a collapsed section of the Good Shepherd Boundary Wall. We have made submissions for List B approval to the Diocese, via the Diocesan Advisory Committee (DAC) Secretary, making a second submission mid 2023 based on advice of building surveyor, specialist excavators, structural engineers, architect (our Diocesan approved Quinquennial Architect) and arboriculturist supported by the Lee Manor Conservation Society. The expert advice so far has cost around £3-5k. The DAC Secretary replied just before Christmas accepting in principle but asking us to take into account specific DAC concerns. We resubmitted our experts' response to the DAC giving the reasons for

continuing with our proposal but the DAC have replied upholding two of their concerns which we will put to our advisors.

Once we have Diocesan approval we still have the hurdle of applying for Local Authority planning permission, after which we shall go out to tender. As we go forward, we will 'cut our cloth' accordingly in response to new information we receive about costs i.e. we have not included in the 2024 Operational budget but we know that the wall is a major competitor for the spending of our reserves; we will also appoint a PCC working group to think about how we might fundraise for the wall.

Fabric report: St. Peter's 2023– 2024

The St Peter's Quinquennial Inspection revealed no structural problems with the building, and the fabric is sound inside and out. The main item identified was the replacement of the gutters which have were repaired/replaced in 2023 and additional work and clearing carried out in 2024. Several small repairs and maintenance tasks throughout the building have been completed, e.g. new cooker, pest control re mice, ceiling cleaning (done by the Clergy!) and minor toilet repairs are ongoing.

Fabric report: Parish House, Weigall Road 2023 – 2024

Our tenant continues in Weigall Road and the property is in good repair with routine maintenance managed by our agent. The tenant is likely to continue until they find a house to buy locally. We have agreed to upgrade the kitchen cupboards, for which the PCC has made provision and the work is due to commence on the 10th June.

G) Deanery Synod

We are pleased to report that, in addition to being our Vicar and Area Dean, Bridget has acted as Archdeacon for the Lewisham part of our Archdeaconry during Archdeacon Alistair's sabbatical from end January to 8th March 2024.

In this reporting period, Deanery Synod meetings were held on 13 June 2023, 8 November 2023 and 7 February 2024. Focal areas were: community support in the cost of living crisis, supporting our church schools and the provision of healthcare in Lewisham. All of these were well attended, with knowledgeable guest speakers and panellists.

Deanery Synod also actively shared deanery-wide events and services, such as the Advent Reflection Evening and Lent retreat hosted by the Sisters of St Andrew, job vacancies in parish churches, World Day of Prayer, planning a joint Deanery service for Ascension Day, as well as certain events in neighbouring deaneries.

The Church Wardens' group, set up to enable churches to better collaborate, remains useful, with good feedback received from those involved. The Wardens' WhatsApp group has enabled more immediate Q&As and its use means we have reduced the Zoom meetings to bi-monthly.

H) Financial Report

We are grateful that in 2023, on the income side, the planned giving and the hall hire income have remained stable throughout the years. However, we had a small deficit in 2023 and are projected to have a slightly larger one in 2024. 'Normal' income and expenditure have both increased slightly less than inflation, but that emerging deficit arises from our decision to house a Curate i.e. we incur the full cost of the housing (no longer enjoying a free income from Weigall Road for general expenditure) although the salary is paid by the Diocese.

The estimated budget deficit for 2024 is £12-15,000 plus discretionary expenditure e.g. £7,500 already approved for the Weigall Road kitchen, whatever we spend on the Good Shepherd Boundary Wall and on any other major projects.

We currently have £55k (includes £10k left from a legacy) in reserves of which £45k is available to cover the deficit, do the above-named repairs or some combination but there is not enough to be able to do everything.

Looking ahead, we will continue to monitor our spending carefully. In order to be able to resource current expenditure and what we may require to meet our aspirations for ministry and mission, we will also need to look at income generation whether by increasing our stewardship giving, obtaining grants, making appeals or running events.

If you don't currently give to the church on a regular basis, please consider whether that is something you're able to do. To find out more about giving to the church see the church website at: www.goodpeter.org.uk/giving. If you are a UK taxpayer and have not yet completed a Gift Aid declaration you can download one from there too.

Please do pray for our Treasurer, Finance Team and PCC as they continue to manage our church finances, and to plan for the future. If you have any questions about our finances, please get in touch by emailing treasurer@goodpeter.org.uk

I) Reserves Policy

The PCC will maintain a Reserve Fund that will provide for the payment of those sums that in the event of the closure of the church would still need to be spent because of contractual obligations or implied promises.

The former includes three months' wages and utility bills, and the latter the Foodbank. At the current level of expenditure this is around £6,000.

The PCC resolves therefore to keep a Reserve of no more than £10,000 for the time being. The purpose of this Reserve Fund is to pay our obligations in the event that the church income drops below an otherwise sustainable level.

Note: Where money is set aside to meet predicted essential future spending, this is properly known as Designated Funds (budgeted items), This is a way of spreading the cost of funding a project that could not be met from future income alone.

Fluctuations in cash flow should be minor given the nature of our everyday income and expenditure, but in view of the repair work that we need to do in 2024 we may well temporarily dip into reserves.

J) Plans for Future Period

Since June 2023 the PCC have been spending time thinking about our vision for the future. This was prompted by a need to think about the future of St. Peter's, and a desire to consider that within the wider context of our vision for the whole parish. Below is a summary of our journey to this point:

- 1) In 2021, as we emerged from Covid, we decided to adopt the C of E vision for the 2020s to give us a focus and sense of direction
- 2) We put the priorities of that vision into our own words, and added a fourth priority:
 - Exploring, releasing and supporting each other to live out our faith in everyday life.
 - Encouraging variety and creativity in our worship, mission and practice
 - Being a church that is younger and more diverse.
 - Pursuing social justice for all
- 3) In June 2023 we had a special PCC meeting to think about our vision, and there was one image that seemed to capture and reflect our ideas. Our subsequent conversations confirmed that we want to be a hub of spiritual energy – focussed on the person of Jesus, and a hub of community activity – reflecting the life of the Kingdom of God, and that through that community activity people are enabled to encounter Christ.



- 4) We then looked at all the things we do, and mapped our activities against a faith journey from first contact with church to Christian maturity. This helped us to identify our strengths, weaknesses and opportunities. We identified that the biggest gap in our offering was in Christian formation – especially for new Christians.
- 5) From there, we divided our existing ministry into five categories: Worship, Christian Formation, Life Events, Social Action and Community Engagement, and then considered our next steps. We agreed that the next steps are:
 - **Reconfigure the pattern of our Sunday services** e.g. monthly 'All Age' services move to a 9am breakfast service in the hall, Parade services to take place 3 – 4 times a year, explore informal evening service slot to involve young people.
 - **To implement a clearer pathway for Christian formation** e.g. to introduce a regular 'explorers course' for those who are new to the Christian faith, to link home group curricula to teaching themes
 - **To identify, train and affirm new leaders** e.g. through the development of a leadership course
 - **To embed a culture of being *missionary disciples*** where we recognise that we are all 'the church' at all time and in all places
 - **To create a more intentional communications strategy** that continues to raise our profile in the community, and is strategic about inviting people to attend events / services / activities

The next step is to flesh out these ideas, to think about how we resource them, then consider a realistic timescale for implementation.

A key focus for 2024 will be deciding if and how St. Peter's fits into our vision for ministry and mission within this parish. At the time of writing, a clear vision and purpose for St. Peter's has not yet emerged, and so we continue to seek God's guidance for the way forward. We anticipate that whatever is decided, we are likely to enter a season of change, and planning and leading that change will take up a significant amount of time and energy.

K) Structure, Governance and Management

Church Wardens are elected at the Vestry Meeting, immediately prior to the APCM. Anyone on the Electoral Roll or resident of the Parish may attend and vote. Churchwardens who are on the Electoral Roll are automatically members of the PCC.

PCC members are appointed at the APCM. The method of appointment of PCC members is set out in the Church Representation Rules (latest revision 2022). Deanery Synod Members are also appointed in accordance with the said rules at the APCM.

At the Good Shepherd with St Peter, Lee, the membership of the PCC consists of the incumbent (our Vicar), the Curate, Churchwardens, Deanery Synod members, and members who are elected by the APCM. Readers (LLMs)¹ may also be appointed to the PCC by the APCM. All members of the congregation who are on the Electoral Roll of the Church may attend and vote; all those who attend our services or consider themselves to be members of the congregation are encouraged to register on the Electoral Roll and to stand for election to the PCC. Elected members of the PCC serve for three years, with one third of those members being elected each year.

The Parish had a Scheme which ensures that we have proper representation on the PCC and Deanery Synod from both churches. This Scheme as amended at the APCM held on 2nd April 2017 is:

Each Church must make up at least one third of the places, and the balance (or any shortfall in the event of insufficient candidates standing for election from either church) may comprise members of the congregation of either church.

The PCC members are responsible for making decisions on all matters of general concern and importance to the Parish including deciding how the funds of the PCC are to be spent. PCC members are inducted through a discussion of their role and function at the first meeting of the new PCC, and by going through a review of PCC policies annually. Specific training provided by the Diocese is given in Safeguarding, and eligibility and DBS (Disclosure and Barring Service) checks are carried out.

¹ Readers are people licensed by the Church of England to serve in certain ways.

The full PCC met six times during the year with an average level of attendance of circa 67% (2023: 75%). The PCC and Ministry Team also had 3 half day meetings on our Vision and Plans for the future.

There have been no significant transactions with PCC members or closely related persons.

The PCC has only one employee, the Parish Administrator. Their pay and remuneration is set by the Church Wardens and the Treasurer, and a recent increase was based on Diocesan HR advice.

L) Administrative Information

The Parish of the Good Shepherd with St Peter, Lee is part of the Diocese of Southwark in the Church of England. It is in the Archdeaconry of Lewisham and within the Woolwich Episcopal Area.

It consists of two churches, the Good Shepherd which is situated on the corner of Wantage and Handen Roads, and St. Peter's which is situated on the corner of Weigall and Eltham Roads. The correspondence address is The Vicarage, 47 Handen Road, Lee, London, SE12 8NR.

The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules (2020)) and members are Trustees responsible to the Charities Commission (Registered charity number: 1171429)

PCC members ***who have served at any time*** from 14th May 2023 until the date which this report was approved are:

Ex Officio members

Incumbent:	Revd Bridget Shepherd
Clergy:	Revd Chris Henriette (from June 2023)
Church Wardens:	Sue Tearle (GS), James Murdoch (GS)

Lay Deanery Synod members

Adriaan Goosen, James Murdoch and Peter Watson

Elected members

Good Shepherd:	Trudi Bramson, Pete Burns, Conway Tearle, John Murray, Yi Baylis, Gladys Ekpo-Daniels, Clare Johnson, Mia Hadfield-Spoor, Sophia Duffy, Louise Grace and Hannah Burns
St Peter's:	Angela Stebbings

Members of the PCC also serve on the Standing Committee, as Deputy Wardens, and as Sidespeople.

The Vicar and PCC are supported by a large body of volunteers who fill various roles, on whose help we rely and to whom we offer thanks.

There is also a **Ministry Team**:

Clergy: Revd Bridget Shepherd and Revd Chris Henriette

Readers: Nick Shepherd and Cherry Murdoch

SPA: Laurie Stuart

Other members: Trudi Bramson, Jevan Green, Ian Butcher

Bankers and Advisers

Bankers: Barclays Bank UK PLC, 93 Lewisham High Street, London SE13 6BB

Independent Examiner: John Howard FCA, Thornton Road, Lee, London SE13 5RG

Quinquennial Architect: Nicholas Weedon of HMDW Architects Ltd, 16 Swains Lane, London N6 6QS

M) Approval

Approved by the PCC on Saturday 20th April 2024 and signed on its behalf by the Revd Bridget Shepherd (Vicar).

**Parish of the Good Shepherd
with St Peter, Lee**

Accounts

**for the year ended
31 December 2023**

With Independent Examiner's Report

Independent Examiner's Report to the Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee.

I report to the members of the Parochial Church Council (PCC) on my examination of the accounts of the above for the year ended 31 December 2023.

Responsibilities and basis of report

As the members of the Parochial Church Council (PCC) you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



John Howard, FCA
Thornwood Road
Hither Green
London SE13

Date: 24 April 2024

Profit and Loss

Good Shepherd

For the year ended 31 December 2023

Account year	2023	2022
Income		
Planned Giving (for Gift Aid)	61,496	63,797
Donations (for Gift Aid)	1,000	5,500
Plate Collections	900	
Goodbox	1,855	2,540
Tax Rebate (Gift Aid)	16,405	16,349
Other Planned Giving	7,440	7,800
Other Donations	2,709	8,123
Area Dean income	500	424
Weddings, Funerals, etc.		
Church events - Weddings/Funerals etc	3,760	-
Diocesan fees	(2,693)	-
Total Weddings, Funerals, etc.	1,067	1,218
Fairtrade Stall	7,004	6,213
Food Bank income	8,876	-
Fund Raising	1,046	425
Hall Hire		
GS - Hall Hire	37,690	-
SP - Hall hire	9,607	-
Total Hall Hire	47,297	44,703
Interest Income (CCLA)	2,305	567
Other Revenue	766	1,350
Rental Income - 56 Weigall Road	17,690	17,509
Total Income	178,357	176,518

Notes

- 1 We have started using a paid bookkeeper and an accounting package called Xero.
- 2 Diocese - Parish Share - this is our contribution to the clergy and other costs in the Diocese. It has been increased in line with the average cost of the provision of a vicar to a parish.
- 3 The cost of gas and electricity in 2022 was unusually low as we had no heating in the Good Shepherd for the first three months of the year. The Diocese also gave a grant of £1,400 in 2022. Whilst the price of gas and electricity in 2023 was high we were able to reduce our usage by turning the radiators in the church part of the Good Shepherd building off except during services.
- 4 This is for the second half of 2023.

Account year	2023	2022
Expenditure		
Audit & Accountancy fees	1,655 ¹	n/a
Bank Fees	352	322
Cleaning	10,529	10,375
Clergy Expenses - Parish	1,160	528
Clergy Expenses - Deanery	629	313
Diocese - Parish Share	83,500 ²	82,000
Donations to External charities	550	750
Flowers	274	533
GS Boundary wall	1,770	3,515
Utilities		
GS Electricity	2,908	-
GS Gas	5,319	-
GS Water	263	-
SP Electricity	819	-
SP Gas	2,589	-
SP Water	213	-
Total Utilities	12,111 ³	3,330
Misc.	585	2,202
Parish House Expenses	214	928
Phone & Internet	1,913	1,199
Postage	71	117
Printing & Stationery	1,385	610
Repairs & Maintenance	16,579	11,275
Administrator's Wages	8,569	8,015
Youth Work	898	417
Curate's Housing		
Rent - 25 Thornwood Rd (Curate's House)	14,000	n/a
Council Tax - 25 Thornwood Rd	758	n/a
Water Rates - 25 Thornwood Rd	336	n/a
Total Curate's Housing	15,094 ⁴	-
Food bank	9,360	8,890
Fairtrade stall expense	5,755	5,788
Pastoral Fund Expense	359	138
Cost of services	2,294	3,042
Church Music	5,975	3,600
Insurance		
Insurance - GS	2,202	2,187
Insurance - SP	971	913
Insurance - Weigall Rd	692	646
Total Insurance	3,865	3,746
Mission and Evangelism	376	-
Total Expenditure	185,821	151,633
Net Loss	(7,463)	24,886

Bridget Shepherd - Chair



Balance Sheet

Good Shepherd

As at 31 December 2023

Account	31 Dec 2023	44,926
Fixed Assets		
Tangible Assets		
Property - 56 Weigall Road	680,000	680,000
Total Tangible Assets	680,000	680,000
Total Fixed Assets	680,000	680,000
Current Assets		
Cash at bank and in hand		
Bank - community a/c	6,936	27,533
Bank - gift aid a/c	1,637	771
The CBF Church of England Deposit Fund	55,961	43,656
Total Cash at bank and in hand	64,533	71,960
Accounts Receivable	1,707	9,950
Hire Deposit	1,215	-
Total Current Assets	67,455	81,910
Creditors: amounts falling due within one year		
Accounts Payable	2,833	7,665
Accruals	(2,160)	-
Total Creditors: amounts falling due within one year	673	7,665
Net Current Assets (Liabilities)	66,782	74,245
Total Assets less Current Liabilities	746,782	754,245
Net Assets	746,782	754,245
Capital and Reserves		
Restricted Funds		
56 Weigall Road (Property)	680,000	680,000
Area Dean Expenses Fund	127	111
Fairtrade Stall Fund	2,465	1,515
Helping Hands Food Bank	5,153	5,337
Legacy (Eunice Saville)	10,201	10,201
Ministry with Older People	1,000	1,000
Pastoral Fund	2,238	2,597
Total Restricted Funds	701,185	700,761
Unrestricted Funds		
Fabric Reserve	20,000	15,000
General Fund	15,597	28,484
General Reserve	10,000	10,000
Total Unrestricted Funds	45,597	53,484
Total Capital and Reserves	746,782	754,245

Bridget Shepherd - Chair



**Parish of the Good Shepherd
with St Peter, Lee**

Accounts

**for the year ended
31 December 2023**

With Independent Examiner's Report

Independent Examiner's Report to the Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee.

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Bridget Shepherd - Chair



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Bridget Shepherd - Chair



Accounts

The Good Shepherd and St Peter's, Lee



Trustees' Report for
Parish of Good
Shepherd with St.
Peter, Lee PCC
(Registered charity
number: 1171429)

Review of the year May
2022 to April 2023
(Financial Year 2022)

Reports for the 2023 Annual Parochial Church
Meeting (APCM)

Parish of the Good Shepherd with St. Peter, Lee

Trustees' Report for 2023 Annual Parochial Church Meeting

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E)	Safeguarding Report	5
F)	Fabric Report	6
G)	Deanery Synod.....	7
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A) Aims and Purposes

The Good Shepherd with St Peter Lee's Parochial Church Council (PCC) has the object of the promotion of the gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England and has the responsibility of cooperating with the incumbent, the Reverend Bridget Shepherd, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of our two church buildings – the Good Shepherd on Handen Road and St Peter's on Eltham Road – and the care and upkeep of the parish house located in Weigall Road.

B) Objectives and Activities

As a church we are committed to:

Shining God's light to our community and sharing the good news of God's love for all.

This is expressed and lived out through the following five values:

- All are welcome – we are an inclusive church.
- All have space to grow in faith – every age and stage of life matters.
- All are called to serve – everyone has a part to play.
- All find a place to belong – we are committed to God and to one another.
- All reach out – we respond to the needs in our community with the love of God.

The PCC has adapted and adopted the Church of England's vision and strategic priorities for the next decade, and committed to becoming a church that is:

Jesus Christ centred and Jesus Christ shaped

That reflects the character of Jesus by being **humbler, simpler and bolder**

That focusses its energy on four priorities:

1. Exploring, releasing and supporting each other to live out our faith in everyday life
2. Encouraging variety and creativity in our worship, mission and practice
3. Being a church that is younger and more diverse
4. Pursuing social justice for all

These four priorities helped to guide our activity throughout the year.

C) Achievements and Performance

As in previous years, 2022 has been a year of recovering from the COVID-19 pandemic and some of its negative impact on our ministry. A key part of this recovery was the decision to suspend worship at St. Peter's church, in order to consolidate our resources at Good Shepherd. Whilst attendance at Sunday worship was relatively healthy pre-pandemic, it struggled to recover as life returned to normal and the average St Peter's congregation at the beginning of 2022 was circa twelve (12). It also became challenging to sustain worship at St. Peter's as very few people were willing or able to help resource the services. This was not an easy decision, and whilst it was supported by the PCC, it was not supported by all members of the St. Peter's congregation. Around 40% of the congregation have made the transition over to the Good Shepherd.

At the present time, services have been suspended until 26th November 2023, and the PCC will be discussing the next steps and plans for the future over the course of the coming months.

Last year we reported losing a large number of church members from the Good Shepherd – with ten families choosing to move out of London. This has had a significant impact on our congregation, with the number of children and families now vastly reduced. However, 2022 has been a year of re-building and new people have joined us, bringing physical attendance back up to pre COVID levels. Much of the growth has been amongst people aged 20 - 40, with around 20 people in that age group. To help nurture the friendships and faith of this group we have started a fortnightly home group aimed at younger adults.

We continue to offer a fortnightly youth group for children in Year 6 and above, which has a healthy attendance of around 12 young people at each session. This is significantly above the average number of young people in most churches! We've also returned to offering weekly Children's Church sessions on Sunday mornings, although attendance can be erratic as we have significantly fewer families with primary school aged children than we did pre-pandemic. During the pandemic we started 'Wild Church', a monthly outdoor service for families, and this continued to draw in fringe church families. Across all three of these activities we've struggled to recruit and retain volunteers to lead them, and consequently 'Wild Church' held its final monthly session in March 2023.

Last year our worship was enriched by a rejuvenated choir, who have welcomed lots of new members and are leading worship once a month. This year other groupings of musicians have enlivened our other Sunday services. Over the course of the year we were pleased to see the numbers of people attending our festival services rebuilding to pre-pandemic levels, and at Christmas around 700 people attended services – the vast majority of whom are not regular members.

We continue to offer a Zoom link to the Good Shepherd Sunday service, which was initially set up when people were reluctant to attend in person. This continues to be well used and appreciated by a range of people, not just those who are unwell, and regularly gets 9-12 adults supplementing the physical congregation. We are sometimes joined online by previous members who've moved away, and we've even attracted new members through Zoom.

Outside of Sunday services, we have the opportunity to reach out to people in our parish through baptisms, weddings, funerals and memorial services. Last year we conducted eight baptisms, one wedding, and 14 funerals – slightly fewer than in previous years. We also ran the Bereavement Journey Course from January to March 2022, which was much appreciated by those who attended. As in previous years, the annual memorial service is valued by those who attend it, and attracts many people who are not regular church-goers.

We are also able to reach out through ministry to local schools. Bridget continues to support Trinity All Through School (our local Church of England school) as both Vice Chair of Governors and a regular visitor to the school. Bridget has taken school assemblies at Trinity School, Colfe's School and Blackheath High Junior School, and has welcomed school groups into church from Trinity, Brindishe Manor, Brindishe Lee and St. Winifred's. These are fantastic opportunities to share the Christian story with hundreds of children and young people who may otherwise not hear it.

As a church we are responding to human need through the ongoing work of the Helping Hands Foodbank, which operates from St. Peter's. The foodbank currently provides food for 36 families, equating to more than 100 adults and children. The foodbank continues to draw in volunteers from church and the community, and is supported by several of the schools and organisations in our parish. At St. Peter's we are continuing to support other organisations and charities by hosting a weekly AA meeting and a monthly worship service for ex-offenders.

Last year we were approached by a member of the local community to see if we could host a weekly coffee morning for Ukrainians who had recently arrived in the UK. This has now developed into a coffee morning, plus beginner and intermediate English language classes. The classes are run by a local resident, supported by members of the church and the wider community who help with catering and act as language assistants.

As in previous years, we've endeavoured to keep a high profile in the local community by hosting the annual Lee Green Open Studios art fair over two weekends, and by running a very popular stall at the FUSS Christmas Fair (Friends and Users of Staplehurst Shops). As there is a lot going on within the church community we have re-launched a bi-monthly parish magazine with the aim (at this stage) of sharing news with those who are part of the church community.

Last year the PCC set up an Eco Church Working Group with a view to looking at how we respond to climate change, and other environmental issues. We have been awarded the 'Eco

Church' bronze award, and are now working towards the silver award. We also continue with our Fairtrade stall, which celebrates its tenth anniversary this year! The stall has sold over £40,000 of goods in that time, and has encouraged people to support fairtrade wherever possible.

In January 2023 we said good-bye to our part time Curate, Paul Adlington. This is a training position but one from which we too have greatly benefitted, not least from Paul's help in organising community and outdoor events. We look forward in July 2023 to welcoming our new full time Curate, Chris Henriette, and his family.

Lastly, as a church we are very aware of issues in the broader church. We are part of the Inclusive Church network, and at the end of 2021 we took part in the 'Living in Love and Faith' discussions. Following recent discussions at General Synod, the Vicar has made it clear that she is keen to offer blessing for same sex marriages, when formal permission is given to do so.

D) The Electoral Roll

As at April last year, the electoral roll stood at 118. Since then, 10 names have been removed and 14 names added which brings the new total to one hundred and twenty-two (122).

E) Safeguarding Report

In the past year the PCC reviewed, approved and re-adopted the following policies: Safeguarding, Whistleblowing, Complaints and Grievance, Parish Disciplinary, and Health and Safety. These policies are based on standard diocesan policies and can be viewed on the church website at www.goodpeter.org.uk/pcc.

The Church of England Safeguarding Statement was also re-adopted. The PCC has complied with the duty under Section 5 of the *Safeguarding and Clergy Discipline Measure 2016* and has had regard to the House of Bishops' guidance on safeguarding children and vulnerable adults. Safeguarding, Health & Safety, and GDPR (General Data Protection Regulation) compliance were all regular agenda items for the PCC. In the course of our ongoing ministry we have had cause to seek advice from the Diocesan Safeguarding Team, and to liaise with the Local Authority.

During the year our previous Parish Safeguarding Officers, Laurie Stuart and Catrin Cox, stood down after more than 10 years in the role. Ann Lorek has replaced them as our new Parish Safeguarding Officer, and is supported by our Church Administrator, Fiona Morrison who does much of the safeguarding administration. Ann and Fiona are ensuring that all office holders and volunteers are up to date with their safeguarding training, and that we are following safer recruitment guidance.

F) Fabric Report

Fabric report: Good Shepherd 2021 – 2022

The main structural or urgent issues identified in the 2020 Quinquennial Inspection had been attended to by the end of 2020. In addition, our central heating boiler failed in 2021 and had to be replaced and a number of related issues dealt with, including removing some asbestos lagging under a Licenced Removal. This work was completed in early 2022 at a total cost of £44,220 (reported at last year's APCM).

Routine maintenance continues as normal which should cover the remainder of the works suggested in the Quinquennial with the exception of new flooring in the toilets and lobbies.

Church Boundary Wall

The risk of collapse of a section of the wall was reported at the last APCM; the area where the wall was most likely to collapse has now indeed collapsed. We have secured the services of Rosemary Silver of Avison Young as our pro bono Building Surveyor and project manager. We appointed a firm of specialist excavators who produced a report which was used as input to the structural engineer, whom we also appointed, and who also produced a report which was used by Rosemary to finalise specifications to go out to tender. After tendering we shall have a better idea of cost. In the meantime, the PCC amended the base 2023 Budget to spend £20k on the Wantage Road wall repair, allowing for expenditure of £7.5 on the Weigall Road house kitchen, £2.5k on incremental rent for Curate's housing from July (£5kpa), and £10k on other Quinquennial repairs at both the Good Shepherd and St Peter's; but the PCC recognised that as we go forward we will 'cut our cloth' accordingly in response to any new information we receive about costs. We will also appoint a PCC working group to think about how we might fundraise for the wall.

Bike Rack

As part of our Eco Church effort, the PCC has confirmed the church's approval in principle to the installation of a bike rack at Good Shepherd. Practically speaking we now need to assess the best solution for the church's needs, the precise location on site, produce a detailed costed proposal, secure Diocesan approvals, purchase it and then install it. This is something that could be taken on as a project by someone from the congregation.

Fabric report: St. Peter's 2021– 2022

The St Peter's Quinquennial Inspection revealed no structural problems with the building, and the fabric is sound inside and out. The main item identified was the replacement of the gutters which have now been repaired/replaced. Several small repairs and maintenance tasks throughout the building are ongoing.

There were some questions raised (outside of the Quinquennial) as to whether the St Peter's boiler needed replacing, but the gas inspection gave it a new lease of life, at least for the medium term.

Fabric report: Parish House, Weigall Road 2021 – 2022

Our tenant continues in Weigall Road and the property is in good repair with routine maintenance managed by our agent. The tenant is likely to renew for another year at an increase rent but we may need to upgrade the kitchen cupboards for which the PCC has made some provision (see above).

G) Deanery Synod

We are pleased to announce that, in addition to being our Vicar, Bridget has become Area Dean for the 16 churches of East Lewisham over an area of Bellingham, Blackheath, Catford, Downham, Lee and Lewisham. An Area Dean's role is to ensure that the life and work of the Deanery and its constituent parishes is sustained and developed by acting as a channel of communication, an interpreter of the aims and aspirations of the diocese, deanery and parishes to each other and as stimulant to collaborative work.

In this reporting period, Deanery Synod meetings were held on 28 April and 20 October 2022.

28 April Meeting: The meeting was held by video call. The primary item on the agenda was a presentation by guests Keli Bolton (Southwark Diocese) and Revd. John Watson (Vicar of St Barnabas, Dulwich) on engaging young people post COVID. The presentation noted that in this context the pandemic brought an increase in leader exhaustion, reduced engagement from families and volunteers, while children and families developed alternative routines that didn't include Church. The conclusion was that churches need to explore new ways of ministry, including some practical suggestions, with reference to the experience at St Barnabas, which successfully rebuilt children's activities in that parish.

It was noted that the Churchwardens' Group was a continuing source of useful support and advice between churches.

20 October Meeting: The first post-pandemic in person meeting had as its main item a presentation and discussion on the Anglican Communion, led by Revd. Dylan Turner (Anglican Communion Relations Officer, Lambeth Palace). Dylan noted that ours was the first Deanery Synod to invite him to speak since his appointment. He spoke under four main headings:

- What is the Anglican Communion
- His role as Anglican Communion Relations Officer
- How the Communion functions
- What we can do at a local level to be involved in the life of the Communion

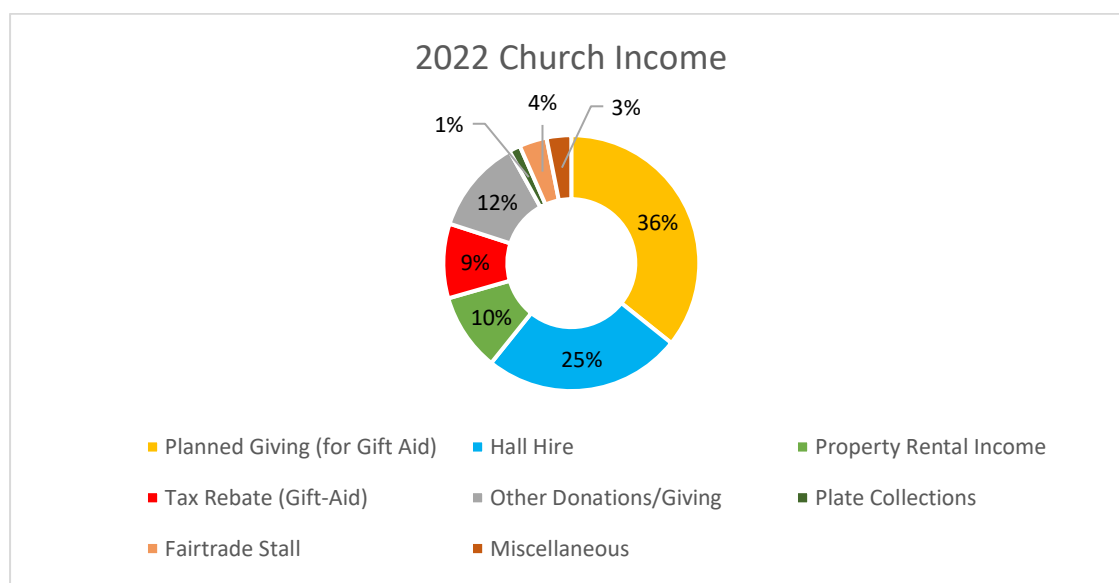
Deanery Synod reps considered informal links across the Communion, as well as how the Church of England might look to other Provinces for input on how some issues have been dealt with, and to have more conversations about theological diversity – the last-mentioned for the Deanery Chapter to follow up.

The meeting also introduced Clare Dowding as the new Deanery Synod Secretary. Clare replaced Laurie Roberts, whom Fr Steve Hall thanked for his hard work as secretary.

More broadly, the Church Wardens' group that has been set up to enable churches to better collaborate appears to continue to be found useful, with good feedback received from those involved. We have now set up a Wardens' WhatsApp group to facilitate communications.

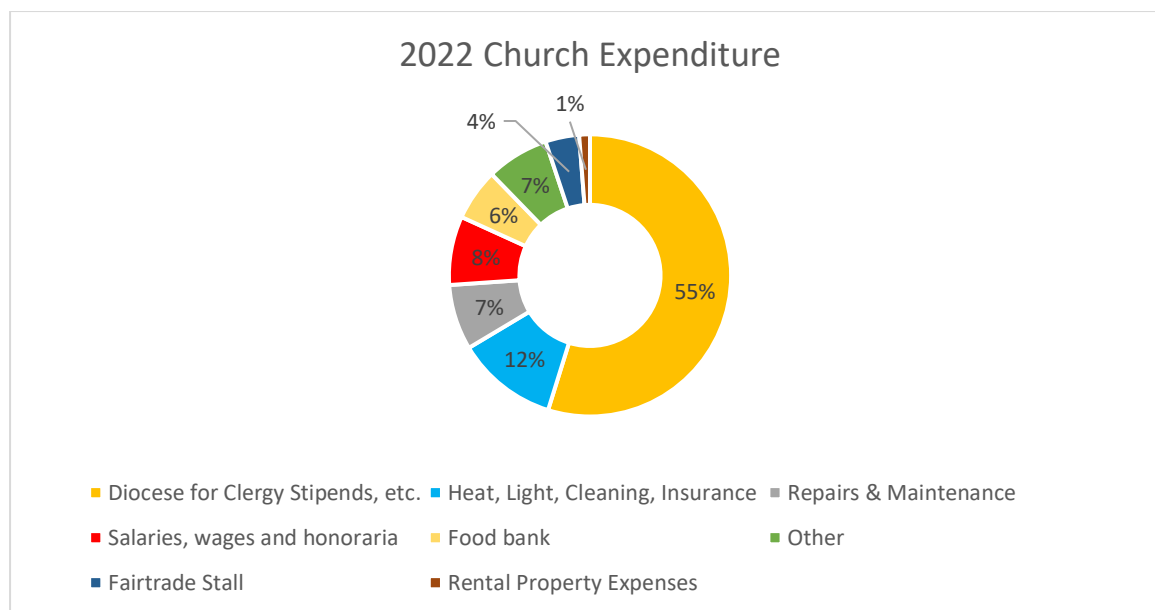
H) Financial Report

In 2022, on the income side, **the planned giving (exclude tax rebate) and the hall hire income make up 61% of our annual income.** We have been very grateful that our planned giving has been stable throughout the years. We received over £63k through monthly direct debits and standing orders, and with the 25% gift giving tax rebate it reached over £78k. This was a steady increase compared to the year before, thanks to your generosity! Furthermore, the 2022 hall hire income of £45k was recovered to the pre-COVID level.



On the expense side, our biggest outgoing item in 2022 was our contribution to the **Southwark Diocese Parish Support Fund**. This contribution primarily goes towards the cost of having a vicar in each parish. Last year the PCC agreed to increase our contribution by 8.6% from £75.5k in 2021 to £82k — an increase which was fully in line with the Diocesan guidance.

There have been several pressures on the energy bills since the first quarter of 2022. Luckily there was only a small increase in the contract price with Total Energy (our gas and electricity supplier) at the end of last year. The largest single bill is the gas at the Good Shepherd, but this should drop by a small margin as the new boiler is a more efficient design. We have taken various measures in order to cut back our energy cost and be more environmentally friendly.



On balance, we had a **surplus of £25k** in 2022. We were indeed in a very fortunate financial position.

Looking ahead, we will continue to monitor our spending carefully. Our Finance Team has been working hard behind the scenes, and at present **our budget for 2023 shows a small surplus of around £4k**. This assumes that we maintain a similar income level, increase our contribution to the Parish Support Fund, and spend money on the boundary wall of the Good Shepherd.

If you are reviewing your giving, please notify us of any changes. If you don't currently give to the church on a regular basis, please consider whether that is something you're able to do. If you have not yet completed a Gift Aid declaration (and are eligible to do so) you can download one from the church website:

www.goodpeter.org.uk/giving

Please do pray for our Treasurer, Finance Team and PCC as they continue to manage our church finances, and to plan for the future. If you have any questions about our finances, please get in touch. A full set of accounts is available from: treasurer@goodpeter.org.uk

To find out more about giving to the church please visit www.goodpeter.org.uk/giving

I) Reserves Policy

The PCC will maintain a Reserve Fund that will provide for the payment of those sums that in the event of the closure of the church would still need to be spent because of contractual obligations or implied promises.

The former includes three months' wages and utility bills, and the latter the Foodbank. At the current level of expenditure (in 2021) this was £6,000.

The PCC resolves therefore to keep a Reserve of no more than £10,000 for the time being. The purpose of this Reserve Fund is to pay our obligations in the event that the church income drops below an otherwise sustainable level.

Note: Where money is set aside to meet predicted essential future spending, this is properly known as Designated Funds (budgeted items), This is a way of spreading the cost of funding a project that could not be met from future income alone.

Fluctuations in cash flow should be minor given the nature of our everyday income and expenditure, but in view of the repair work that we need to do in 2023 we may well temporarily dip into reserves.

J) Plans for Future Period

As mentioned above, the PCC has adapted and adopted the Church of England's strategic priorities for the next decade:

1. Exploring, releasing and supporting each other to live out our faith in everyday life
2. Encouraging variety and creativity in our worship, mission and practice
3. Being a church that is younger and more diverse
4. Pursuing social justice for all

Our plans for the future period will be determined by these priorities, and any other needs that emerge.

The PCC is aware that the majority of our time, energy and resources are taken up by maintaining our existing ministry. The area where we need to invest additional resources is ministry to children and young people, as this work is reliant on a very small number of volunteers, and we have not yet recovered the number of children in church that we had pre-pandemic. We may also need to consider some creative and different ways to minister to children and families, which could take place outside of Sundays, or could change what we run on Sundays.

A key focus for 2023 will be deciding where and how St. Peter's fits into our ministry and mission within this parish. This will involve seeking God's guidance for the way forward, and then planning and leading a season of change. This is likely to take up a significant amount of time and energy.

Recognising that there are limits to our time and resources, the PCC are keen to build on 2022 rather than continuously seeking new initiatives. For example, we are seeking to build on the 'Eco Church' bronze award and work towards silver. We continue to enrich our programme

of teaching and learning, particularly by drawing on the resources and courses provided by the diocese. The PCC continues to be committed to engaging with our local community so that we can learn more about the needs and concerns of people in our parish, and therefore how best to minister to them. Much of this is done outside of church, simply by engaging with friends, neighbours and colleagues in the local area.

K) Structure, Governance and Management

Church Wardens are elected at the Vestry Meeting, immediately prior to the APCM. Anyone on the Electoral Roll or resident of the Parish may attend and vote. Churchwardens who are on the Electoral Roll are automatically members of the PCC.

PCC members are appointed at the APCM. The method of appointment of PCC members is set out in the Church Representation Rules (latest revision 2022). Deanery Synod Members are also appointed in accordance with the said rules at the APCM.

At the Good Shepherd with St Peter, Lee, the membership of the PCC consists of the incumbent (our Vicar), the Curate, Churchwardens, Deanery Synod members, and members who are elected by the APCM. Readers¹ may also be appointed to the PCC by the APCM. All members of the congregation who are on the Electoral Roll of the Church may attend and vote; all those who attend our services or consider themselves to be members of the congregation are encouraged to register on the Electoral Roll and to stand for election to the PCC. Elected members of the PCC serve for three years, with one third of those members being elected each year.

The Parish had a Scheme which ensures that we have proper representation on the PCC and Deanery Synod from both churches. This Scheme as amended at the APCM held on 2nd April 2017 is:

Each Church must make up at least one third of the places, and the balance (or any shortfall in the event of insufficient candidates standing for election from either church) may comprise members of the congregation of either church.

The PCC members are responsible for making decisions on all matters of general concern and importance to the Parish including deciding how the funds of the PCC are to be spent. PCC members are inducted through a discussion of their role and function at the first meeting of the new PCC, and by going through a review of PCC policies annually. Specific training provided by the Diocese is given in Safeguarding, and eligibility and DBS (Disclosure and Barring Service) checks are carried out.

The full PCC met six times during the year, via Zoom, with an average level of attendance of circa 75%.

¹ Readers are people licensed by the Church of England to serve in certain ways.

There have been no significant transactions with PCC members or closely related persons.

The PCC has only one employee, the Parish Administrator. Their pay and remuneration is set by the Church Wardens and the Treasurer, and a recent increase was based on Diocesan HR advice.

L) Administrative Information

The Parish of the Good Shepherd with St Peter, Lee is part of the Diocese of Southwark in the Church of England. It is in the Archdeaconry of Lewisham and within the Woolwich Episcopal Area.

It consists of two churches, the Good Shepherd which is situated on the corner of Wantage and Handen Roads, and St. Peter's which is situated on the corner of Weigall and Eltham Roads. The correspondence address is The Vicarage, 47 Handen Road, Lee, London, SE12 8NR.

The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules (2020)) and members are Trustees responsible to the Charities Commission (Registered charity number: 1171429)

PCC members ***who have served at any time*** from 8th May 2022 until the date which this report was approved are:

Ex Officio members

Incumbent:	Revd Bridget Shepherd
Clergy:	Revd Paul Adlington (resigned 15 th January 2023)
Church Wardens:	Sue Tearle (GS), James Murdoch (GS)

Lay Deanery Synod members

Adriaan Goosen, James Murdoch and Peter Watson

Elected members

Good Shepherd:	Trudi Bramson, Laurie Roberts, Conway Tearle, John Murray, Yi Baylis, Gladys Ekpo-Daniels, Clare Johnson, Mia Hadfield-Spoor, Sophia Duffy and Nina Grossfurthner
St Peter's:	Angela Stebbings

Members of the PCC also serve on the Standing Committee, as Deputy Wardens, and as Sidespeople.

The Vicar and PCC are supported by a large body of volunteers who fill various roles, on whose help we rely and to whom we offer thanks.

There is also a **Ministry Team**:

Clergy: Revd Bridget Shepherd, Revd Paul Adlington and Revd Henry Whyte

Readers: Nick Shepherd, David Britton, Richard Evans and Cherry Murdoch

SPA²: Laurie Stuart

Bankers and Advisers

Bankers: Barclays Bank UK PLC, 93 Lewisham High Street, London SE13 6BB

Independent Examiner: John Howard FCA, Thornton Road, Lee, London SE13 5RG

Quinquennial Architect: Nicholas Weedon of HMDW Architects Ltd, 16 Swains Lane, London N6 6QS

M) Approval

Approved by the PCC on 16th March 2023 and signed on its behalf by the Revd Bridget Shepherd (Vicar)

² Southwark Pastoral Auxiliary

**Parish of the Good Shepherd
with St Peter, Lee**

Accounts

**for the year ended
31 December 2022**

With Independent Examiner's Report

Independent Examiner's Report to the Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee.

I report to the members of the Parochial Church Council (PCC) on my examination of the accounts of the above for the year ended 31 December 2022.

Responsibilities and basis of report

As the members of the Parochial Church Council (PCC) you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



John Howard, FCA
Thornwood Road
Hither Green
London SE13

Date: 06 April 2023

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2022

	Note	Unrestricted Funds £	Restricted Funds £	Total to 31 Dec £	Year to Dec-21 £
<u>INCOME</u>					
Voluntary Income					
Planned Giving (for Gift Aid)		63,797		63,797	57,159
Plate Collections		2,440	101	2,540	1,369
Donations (for Gift Aid)	1	3,550	1,950	5,500	25,921
Tax Rebate (Gift-Aid)		15,861	488	16,349	17,483
Other Planned Giving	10	7,800	0	7,800	5,200
Other Donations	1	1,800	6,323	8,123	0
Legacy		0		0	0
Other Income					
Fund Raising		425		425	403
Hall Hire		44,703		44,703	26,826
Fairtrade Stall		-	6,213	6,213	5,898
Miscellaneous	2	1,690	2,049	3,739	2,349
Total Income		£142,066	£17,123	£159,189	£142,609
<u>EXPENDITURE</u>					
Diocese					
Diocese for Clergy Stipends, etc.		82,000		82,000	75,500
Buildings and Grounds					
Heat, Light, Cleaning, Insurance	5	16,537		16,537 ‡	13,456
Repairs & Maintenance	3	6,602	4,673	11,275 d	14,893
New Boiler at the GS + related works		0	0	0	44,220
Boundary Wall at GS		3,515	0	3,515 e	0
Services and Mission					
Costs of Services		3,042		3,042	4,430
Salaries, wages and honoraria	4	11,795		11,795	9,401
Fairtrade Stall		-	5,788	5,788	5,374
Food bank		0	8,890	8,890	571
ESOL (English lessons)		-2,762	2,762 †	0	0
Mission (inc. Alpha course)		0	-	0	403
Lighting the Lamps - special display		0	-	0	0
General					
Clergy Expenses (Parish, Deanery*)		1,173	313 *	1,486	803
'Office' Expenses	6	1,281		1,281	1,277
Donations to External Charities	7	750	0	750	2,500
Youth work		417		417	581
Flowers		533		533	194
Misc.		2,424	238	2,662 f	2,062
Total Expenditure		£127,308	£22,665	£149,973	£175,665
Church Surplus		14,758	-5,542	9,217	-33,056
<u>PROPERTY</u>					
Rental Income	10	17,509		17,509	18,549
Expenses	8	1,840		1,840	1,696
		£15,669	£0	£15,669	£16,853
SURPLUS		£30,427	-£5,542	£24,886	-£16,204

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2022

<u>Balance Sheet as at 31 December 2022</u>		2022	2021
	£	£	£
Fixed Assets	9		
Tangible fixed assets		680,000	680,000
Current Assets			
Balance at Bank	28,304		29,781
Deposit with CCLA	43,656		43,089
Debtors & Prepayments	9,950		10,233
		81,910	83,103
<u>Less Current Liabilities</u>			
Creditors & Accruals		7,665	33,743
Current Net Assets		<u>£754,245</u>	<u>£729,360</u>
Representing:			
Unrestricted Funds b/f	23,057		42,773
Surplus	30,427		-19,716
Unrestricted Funds c/f		53,484	23,057
Restricted Funds b/f	706,303		572,790
Asset revaluation	0		130,000
Deficit / Surplus	-5,542		3,513
Restricted Funds c/f		700,761	706,303
		<u>£754,245</u>	<u>£729,360</u>
Analysis of Funds			
General Fund	28,484		3,057
General Reserve	10,000		10,000
Fabric Reserve (£5,000 added in 2020 & 2022)	15,000		10,000
Unrestricted Funds Total		£53,484	£23,057
Legacy (Eunice Saville)	11	10,201	14,874
Helping Hands Food Bank		5,337	4,072
Ministry with older people (Jo Tansley)		1,000	1,000
Area Dean Expenses Fund		111	-
ESOL (Closed)		0 †	2,762
Pastoral Fund (after spending of £138 in 2022)		2,597	2,735
Fairtrade Stall (total incl. cash & stock = £2,711)		1,515	860
56 Weigall Road		680,000	680,000
Restricted Funds Total		£700,761	£706,303
		<u>£754,245</u>	<u>£729,360</u>

Bridget Shepherd - Chair

Bridget Shepherd 17.03.23

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2022

Notes to the Accounts to 31 December 2022

	2022	2021
	£	£
1. Donations		
Unrestricted		
CAF, Give as You Earn, etc.	1,800	10,941
Remainder declared for Gift Aid reclaim	3,550	11,016
	<u>£5,350</u>	<u>£21,957</u>
Restricted (where funds can only be used for one stated purpose)		
CAF, Give as You Earn, etc.	6,323	1,964
Remainder declared for Gift Aid reclaim	1,950	0
	<u>£8,273</u>	<u>£1,964</u>
2. Other Miscellaneous Income		
Unrestricted		
Interest	292	14
Fees for Weddings and Funerals	1,398	2,320
Various	75	0
	<u>£1,764</u>	<u>£2,334</u>
Restricted		
Interest	275	11
Various	1,275	5
Area Dean Expenses Grant	424	0
	<u>£1,975</u>	<u>£16</u>
3. Repairs & Maintenance		
The Miscellaneous figure includes the bin collection service, alarms & fire security maintenance; also running repairs. Shown below are the larger amounts (> £500):-		
Miscellaneous	3,102	6,032
Structural Engineer and the digging of pits in preparation for -	3,515	-
Repair of 30 meters of boundary wall at the Good Shepherd	0	-
Good Shepherd - 'Seasons' gardening services	2,568	2,400
St Peter's - 'Seasons' gardening services	2,011	1,896
Boiler service and gas safety check (both churches)	840	-
New keyboard for GS	0	1,901
Re-pollarding of the Poplar tree at the Good Shepherd	1,152	-
5 Year Electrical - Fixed wire Testing at St Peter's	444	-
New office setting up costs	0	1,374
External decoration of 56 Weigall Road	0	-
Electrical works at the Good Shepherd	1,158	-
Quinquennial fee at St Peter's / Good Shepherd	0	1,290
Floor sanding and Sealing at the Good Shepherd	0	-
New boiler, etc at the Good Shepherd (inc. asbestos removal)	0	44,220
	<u>£14,791</u>	<u>£59,113</u>
4. Salaries, wages and honoraria		
Wages and salaries		
Administrator	8,015	7,416
Musicians	3,600	1,445
Verger	90	450
Fees	90	90
(There were no Tax and NIC costs)	<u>£11,795</u>	<u>£9,401</u>
5. Light, Heat, Insurance, etc		
Gas & Electricity	3,025 ‡	6,802
Water	305	104
Insurance	2,833	2,737
Cleaning	10,375	9,437
Back dated to 2020	0	-5,624
	<u>£16,537</u>	<u>£13,456</u>

‡ Reduced by a £1,400 heating grant from the diocese.

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2022

Notes to the Accounts to 31 December 2022

	2022	2021
	£	£
6. 'Office' Expenses		
Printing & Stationery	610	416
Phone & Internet	554	549
Postage	117	312
	<u>£1,281</u>	<u>£1,277</u>
7. Tithe		
Unrestricted		
In past years, the parish has paid a tithe to selected charities. The total amount was calculated at 10% of the total giving during the previous financial year.		
For 2020 the PCC has decided to pay two 'local interest' Charities and give the balance to support less well off parishes in our diocese via the 2021 Parish Support Fund.		
Inter'l - Chaddy Mission	750	1,000
Inter'l - Overseas Missionary Fellowship	0	1,000
	<u>£750</u>	<u>£2,000</u>
Restricted		
In addition to the above, during the year, the Parish had a number of specific appeals and collections, among both the congregation and the community as a whole.		
Special collections (other than at Christmas)		
	0	0
Also the collections taken at the four main Christmas services are paid to selected Charities.		
Christmas Collections		
Helping Hands Food Bank	1,193	564
Children's Society (Christingle)	50	-
	<u>1,243</u>	<u>564</u>
	<u>£1,993</u>	<u>£2,564</u>
8. Parish House (56, Weigall Road)		
	-	-
	-	-
BGas service, alarm and Insce.	1,217	-
Miscellaneous repairs	623	1,696
	<u>£1,840</u>	<u>£1,696</u>
9. Fixed Assets for use by the PCC		
Tangible fixed assets		
b/f	680,000	550,000
Asset revaluation	0	130,000
Freehold Land & Buildings	<u>£680,000</u>	<u>£680,000</u>
The freehold land and buildings comprises the house and garden situated at 56 Weigall Road.		
This book value is based on the value estimated by the PCC on the open market at 31 July 2020.		
10. Other Planned Giving		
Money received regularly from Charities Trust, CAF, etc. so includes reclaimed tax.		
11. Legacy from Eunice Saville		
This has been set aside by the PCC to be spent at their discretion.		
(There is no plan to spend from this fund at present.)		
	b/f	b/f
	14,874	14,874
Expenditure		
	-	-
Work on Extension at Good Shepherd	3,515	-
Refurbishment of 56 Weigall Road	0	-
External repairs from the 2015 Quinquennial	<u>1,158</u>	-
	4,673	
	<u>£10,201</u>	<u>£14,874</u>

Independent Examiner's Report to the Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee.

I report to the members of the Parochial Church Council (PCC) on my examination of the accounts of the above for the year ended 31 December 2022.

Responsibilities and basis of report

As the members of the Parochial Church Council (PCC) you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



John Howard, FCA
Thornwood Road
Hither Green
London SE13

Date: 06 April 2023

Accounts



Trustees' Report for
Parish of Good
Shepherd with St.
Peter, Lee PCC
(Registered charity
number: 1171429)

Review of the year May
2021 to April 2022
(Financial Year 2021)

Reports for the 2022 Annual Parochial Church Meeting (APCM)

Parish of the Good Shepherd with St. Peter, Lee

Trustees' Report for 2022 Annual Parochial Church Meeting

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A) Aims and Purposes

The Good Shepherd with St Peter Lee's Parochial Church Council (PCC) has the object of the promotion of the gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England and has the responsibility of cooperating with the incumbent, the Reverend Bridget Shepherd, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of our two church buildings – the Good Shepherd on Handen Road and St Peter's on Eltham Road – and the care and upkeep of the parish house located in Weigall Road.

B) Objectives and Activities

As a church we are committed to:

Shining God's light to our community and sharing the good news of God's love for all.

This is expressed and lived out through the following five values:

- All are welcome – we are an inclusive church.
- All have space to grow in faith – every age and stage of life matters.
- All are called to serve – everyone has a part to play.
- All find a place to belong – we are committed to God and to one another.
- All reach out – we respond to the needs in our community with the love of God.

In 2021 we continued to maintain and develop the ministry of the church within the context of the Covid 19 pandemic. This included maintaining our worshipping life – both in person and online, providing pastoral care to those in the parish through baptisms, weddings, funerals and memorial services, responding to human need through the ongoing work of the Helping Hands Foodbank, reaching out to our local community through outdoor events such as the prayer labyrinth, and continuing to support our local Church of England school Trinity All Through School, Lewisham.

In order to provide a 'roadmap' out of the pandemic, the PCC agreed to adapt and adopt the Church of England's vision and strategic priorities for the next decade, and to commit to becoming a church that is:

Jesus Christ centred and Jesus Christ shaped

That reflects the character of Jesus by being **humbler, simpler and bolder**

That focusses its energy on four priorities:

1. Exploring, releasing and supporting each other to live out our faith in everyday life
2. Encouraging variety and creativity in our worship, mission and practice

3. Being a church that's younger and more diverse
4. Pursuing social justice for all

These four priorities helped to guide our activity through the latter part of the year, and as we sought to restart activities as Covid restrictions permitted.

C) Achievements and Performance

As in 2020, the Covid 19 pandemic continued to have a significant impact on our ministry – both limiting what we were able to do, and provoking us to do things in new ways.

For the first few months of the year our worship took place solely on Zoom. It was wonderful to return to the Good Shepherd at the start of April, for an open air service to mark Easter Sunday. During the year we have tried to encourage and enable participation in Sunday worship by offering a Zoom link to the Good Shepherd service. This has been appreciated by a range of people, not just those who've been unwell or self-isolating. From early summer we gradually re-introduced sung worship into our Sunday services, beginning by singing in the church garden, and then later in church with masks. Our worship has also been enriched by a rejuvenated choir, who have welcomed lots of new members, and are leading worship once a month. It has been good to renew this aspect of our church tradition.

One of the challenges of the year has been losing a large number of church members – with ten families choosing to move out of London. This has had a significant impact on our congregation, with the number of children and families now vastly reduced. To help rebuild this part of our congregation we have done a number of things. We have continued to offer our fortnightly youth group for children in Year 6 and above. We have also continued to run 'Wild Church' – our monthly outdoor service for families, where we've regularly welcomed new families, and families that haven't felt comfortable returning to indoor worship. Before we were able to safely restart Children's Church, we introduced some children's bags, containing books and toys, so that children felt welcome and cared for. At the end of 2021 we restarted Children's Church at Good Shepherd, and have endeavoured to raise their profile in services in a range of ways – not least by having them present at the altar during the Eucharistic prayer.

A further challenge of Covid is that we seem to have lost the large fringe membership that used to be evident at parade services, and key festivals. During 2021 we have continued to raise our profile in the local community by using our outdoor space in creative and visible ways. During Lent 2021 we had a prayer labyrinth in the garden, during Holy Week much of our worship took place outside, in September we hosted the fantastic 'Gig in the Garden', and at Christmas we moved Lighting the Lamps into the garden for a memorable (and wet!) Christmas Eve service. We also ran our first ever 'Pet Service' in July, and welcomed neighbours who've lived in the parish for many years, but never come into the church.

The Helping Hands Foodbank has continued to operate throughout the year – albeit with a constantly evolving model of delivery! The foodbank currently provides food for 36 families, which is more than 100 adults and children. The foodbank continues to draw in volunteers that are not church members, and is supported by several of the schools and organisations in our parish.

The foodbank remains the central focus of ministry at St. Peter's, but we have struggled to rebuild Sunday services at St. Peter's. Over the course of the year there have been several conversations – both at the PCC and at St. Peter's – to discuss the challenges, and possible ways forward for the future. In the summer the PCC considered the bold step of using St. Peter's as a winter night shelter, working in partnership with Greenwich Winter Night Shelter (GWNS). GWNS latterly found a more suitable building, but the discussion indicated the desire on the part of the PCC to provide for those in affected by poverty. This was a theme that was also reflected in the congregational survey that was done last summer.

Ministry to local schools has continued – both in person and online. There have been invitations to provide lessons and assemblies for Trinity School, Colfe's School, Brindishe Manor, Brindishe Lee, Brindishe Green, St. Winifred's and Blackheath High Junior School. These are fantastic opportunities to share the Christian story with hundreds of children and young people who may otherwise not hear it.

In the latter part of the year much of our energy and resources were taken up with replacing the boiler at the Good Shepherd – more of which below. We are in the fortunate position of being able to undertake that work, and we continue to be in a healthy financial position considering that substantial outlay.

D) The Electoral Roll

As at April last year, the electoral roll stood at 118. Since then, 10 names have been removed and 10 names added which brings the new total to one hundred and eighteen (118).

E) Safeguarding Report

In the past year the PCC reviewed, approved and re-adopted the following policies: Safeguarding, Whistleblowing, Complaints and Grievance, Parish Disciplinary, and Health and Safety. These policies are based on standard diocesan policies and can be viewed on the church website at www.goodpeter.org.uk/pcc.

The Church of England Safeguarding Statement was also re-adopted. The PCC has complied with the duty under Section 5 of the *Safeguarding and Clergy Discipline Measure 2016* and have had regard to House of Bishops' guidance on safeguarding children and vulnerable adults. Safeguarding, Health & Safety, and GDPR compliance were all regular agenda items for the PCC. In the course of our ongoing ministry we have had cause to seek advice from the

Diocesan Safeguarding Team, and to liaise with Local Authority Social Services departments, although none of these actions have required formal feedback to the PCC.

F) Fabric Report

Fabric report: Good Shepherd 2020 – 2021

Routine maintenance continued as normal, despite being in lockdown for the start of the year. In addition, the main structural or urgent issues identified in the 2020 Quinquennial Inspection had been attended to by the end of 2020.

However, during the year two major problems emerged a) our Boiler failed and had to be replaced and b) our boundary wall is leaning rather more badly than identified on the Quinquennial report and the risk of falling is greater

Boiler

We have been without the Boiler for most of the winter. The Boiler was condemned and disconnected at its annual service in September. Replacement with a modern condensing boiler was the only timely and cost effective option. This will improve our energy efficiency substantially compared to use of the old boiler. Alternatives such as a heat pump or solar panels were considered, but would need a boiler back up anyway, are very costly and could not be implemented in the timeframe. The boiler chosen can be coupled to a heat pump in the future.

The replacement of a boiler in the same location and utilising an existing fuel supply and existing pipe runs required a List A faculty – with no permission or consultation required, which was registered.

The boiler room also needed to be tanked, and a new sump pump installed. Some damp in the chimney was also dealt with.

During the initial work some asbestos lagging was discovered which had to be removed under a Licenced Removal. This required a List B permission: DAC advice followed by Archdeacon's consent, which was obtained.

Access for the asbestos removal was via the Vestry floor which had to be lifted and then put back and re-varnished. Total costs for the project amounted to £44,220.

Church Boundary Wall

The area where the wall was most likely to collapse has been secured with temporary fencing for safety and a couple of quotes obtained based on builders' recommendations. The quotes obtained vary between £16k and £80k depending on whether a minimum repair is selected or whether the complete boundary wall is overhauled properly for the long term. The project was de-prioritised whilst we dealt with the Boiler which was a major project both in terms of time and finance. In 2022 we need to a) investigate the availability of grants and b) determine the set of specifications we tender for. If we can only rely on Church funds then we might have to go for the cheaper repair option although it would be preferable to obtain the grants to create the longer term solution. We hope to make this decision in the summer.

Fabric report: St. Peter's 2020 – 2021

The Quinquennial Inspection was completed. There are no structural problems with the building, and the fabric is sound inside and out.

The main item identified is replacement of the gutters. Redecorating the kitchen is also recommended along with several small repairs and maintenance tasks throughout the building.

Fabric report: Parish House, Weigall Road 2020 – 2021

A tenant moved in in September 2020, outside painting work was completed in 2021 and the property is in good repair. In the medium to longer term, we may consider improvements to hard outside surfaces, upgrading the kitchen and/or bathroom and improving energy efficiency potential to meet the minimum EPC rating of C which becomes mandatory for all new tenancies from 2025 and all tenancies from 2028.

Summary

We bought forward the St Peter's Quinquennial Inspection to April 2021 to be nearer the completed Good Shepherd one, and we are now developing and costing a 5-year plan for the two churches, the Parish House and the Vicarage. However, the immediate past months and the next year or so was dominated by the Boiler and now the Boundary Wall. Essential maintenance will have to continue and we are helped by the massive effort made in 2020/1 referred to above.

G) Deanery Synod

There were Deanery Synod meetings in June and October 2021 since the last reporting period

Elections for Diocesan Synod were held at the June meeting with Rev Nick Walsh, Rev Daphne Clifton and Rev Michael Bailey elected to the House of Clergy; and Jennifer Henry, Laurie Roberts and Alexander Stronell elected to the House of Laity. The meeting also discussed the opportunities and challenges post Covid. Opportunities includes the gaining of new members, upskilling in use of Technology (which also helped improve inclusivity in some areas as meetings became more accessible) as well as some churches noting Alpha Online worked very well. Challenges included some churches losing contact with young people, and how a new online audience (or those who had developed a preference for online worship) could transition back into physical meetings.

The October 2021 meeting began with a short feedback session from churches that had engaged with 'Living in Love and Faith' with those involved reporting I had been a helpful and positive experience (contrary to some priors!). The main item was a discussion around Race and the Church, with a particular focus on the Diocese's Anti-racism charter which, inter alia, involved a revised process to recruitment, discernment and selection processes for lay/ordained posts, provided mentoring for leadership for lay/ordained Minority Ethnic (ME) leaders, promoted unconscious bias and racial awareness training, and sought to collect data so that progress could be monitored against benchmarks. Synod members suggested the Church consider reverse mentoring (where senior white leaders are mentored by those from a ME background on their lived experiences and how to make reforms) and queried whether

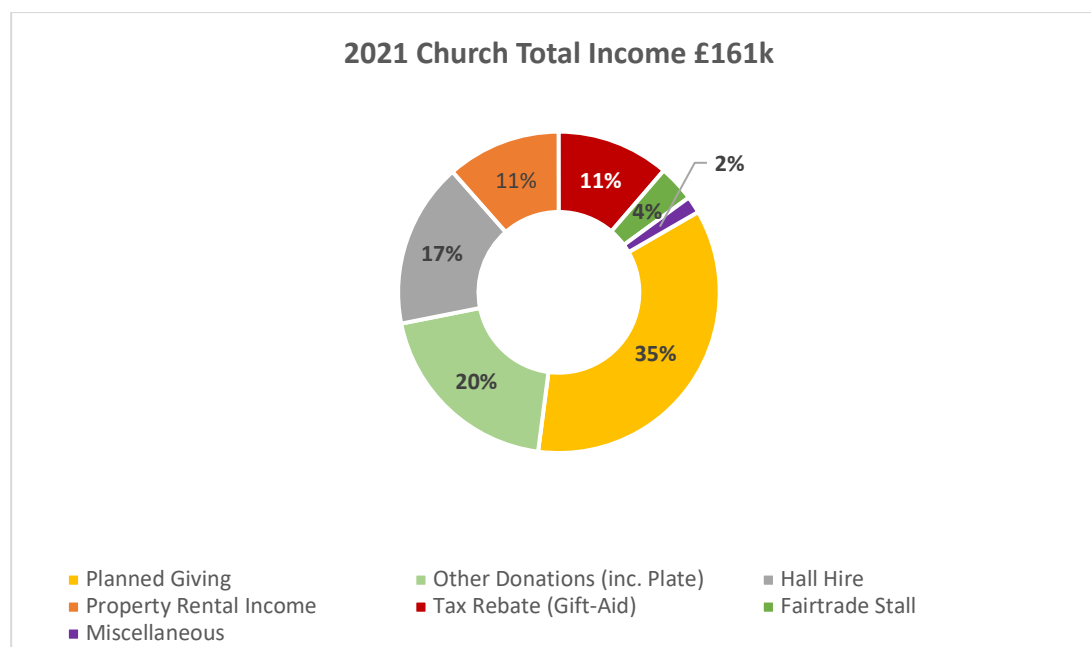
church structures needed to evolve to become more inclusive. On the latter point, it was noted that some people from ME backgrounds had previously been discouraged from seeking leadership roles due to bad experiences and it was important leaders continued to approach people from ME backgrounds and not assume people were not interested in leading because they weren't currently.

More broadly, the church wardens' group that has been set up to enable churches to better collaborate on issues of shared interest; whether that be sharing best practice and templates on Covid risk assessments, assisting one another with advice on building maintenance, or other issues, appears to continue to be found useful with good feedback received from those involved.

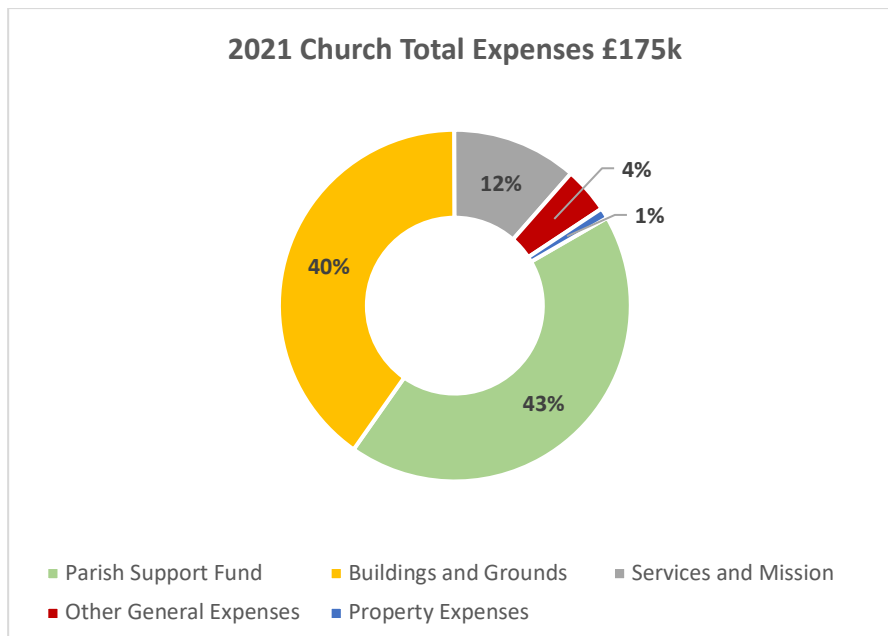
H) Financial Report

2021 was another year of uncertainty—the COVID pandemic continued to impact most of us, and many still had to face restrictions and difficulties. Despite all the negativities, things were definitely improving. Our church and community continued to thrive – we adopted the hybrid style of worship with both online and in-church presence; we adopted creative ways of reaching out to the local community through our outdoor space, and the music and singing is back!

The pandemic has had a continuing impact on our church finances. On the income side, **the planned giving (exclude tax rebate) and the hall hire income make up around 60% of our annual income.** We have been very grateful that our planned giving has been stable throughout the years. In 2021, we received over £57k through monthly direct debits and standing orders and with the 25% gift giving tax rebate, it reached just over £70k. This was a slight drop compared to the year before mainly due to families moving away and changes of personal circumstances. On the positive side, the 2021 hall hire income of £27k was recovered to almost the pre-COVID level thanks to the relatively relaxed COVID restrictions.



On the expense side, our biggest outgoing item in 2021 was our contribution to the **Southwark Diocese Parish Support Fund**— This contribution primarily goes towards the cost of having a vicar in each parish. Last year, the PCC agreed to increase our contribution by 20% from £63k in 2020 to £75.5k (compared with the Diocesan guidance of £80k). The other big expense incurred in the year was to replace the boiler in Good Shepherd: after 20 years of service, the boiler finally decided it was time to stop working so we had to replace it. The new boiler plus all the associated work including asbestos removal cost us just over £44k.



On balance, we had a **deficit of £14k** in 2021 so we had to utilise our reserves—the money we put aside to cover unexpected expenditure such as the boiler replacement.

Looking ahead, we will continue to monitor our spending carefully. Our Finance Team have been working hard behind the scenes, and at present, **our budget for 2022 stood at a small deficit of around £9k. This assumes** that we maintain a similar income level and increase our contribution to the Parish Support Fund and spend money on the boundary wall of the Good Shepherd.

We're aware that the pandemic has been impacting the finances of our parish members – both positively and negatively. If you are reviewing your giving, please notify us of any changes. If you don't currently give to the church on a regular basis, please consider whether that's something you're able to do. If you've not yet completed a Gift Aid declaration (and are eligible to do so) you can download one from the church website:

www.goodpeter.org.uk/giving

Please do pray for our Treasurer, Finance Team and PCC as they continue to manage our church finances, and to plan for the future. If you have any questions about finances, please

get in touch. A full set of accounts are available from: treasurer@goodpeter.org.uk

If you would like to find out more about giving to the church see: www.goodpeter.org.uk/giving

I) Reserves Policy

The PCC will maintain a Reserve Fund that will provide for the payment of those sums that in the event of the closure of the church would still need to be spent because of contractual obligations or implied promises.

The former includes three months wages and utility bills, and the latter the Foodbank. At the current level of expenditure (in 2021) this was £6,000.

The PCC resolves therefore to keep a Reserve of no more than £10,000 for the time being. The purpose of this Reserve Fund is to pay our obligations in the event the church income drops below an otherwise sustainable level.

Note: Where money is set aside to meet predicted essential future spending, this is properly known as Designated Funds (budgeted items), This is a way of spreading the cost of funding a project that could not be met from future income alone.

Fluctuations in cash flow should be minor given the nature of our everyday income and expenditure.

J) Plans for Future Period

As mentioned above, the PCC has adapted and adopted the Church of England's strategic priorities for the next decade:

1. Exploring, releasing and supporting each other to live out our faith in everyday life
2. Encouraging variety and creativity in our worship, mission and practice
3. Being a church that's younger and more diverse
4. Pursuing social justice for all

Our plans for the future period will be determined by these priorities, and any other needs that emerge.

The PCC are aware that in the short to medium term, the focus will need to be on rebuilding the church's ministry as we emerge from the pandemic – building back better, as it were. Given that a notable proportion of the congregation have moved away from the area, we need to be aware that even returning to 'pre-Covid' normality may be demanding, as we are seeking to deliver more with fewer people.

A key focus for 2022 will be deciding where and how St. Peter's fits into our ministry and mission within this parish. This will involve planning and leading a season of change, and seeking God for his way forward.

Recognising that there are limits to our time and resources, the PCC are also keen to develop our ministry in new ways. For example, seeking to achieve the 'Eco Church' bronze award, and enriching our programme of teaching and learning. The PCC are also committed to engaging with our local community so that we can learn more about the needs and concerns of people in our parish, and therefore how best to minister to them.

K) Structure, Governance and Management

Church Wardens are elected at the Vestry Meeting, immediately prior to the APCM. Any on the Electoral Roll or resident of the Parish may attend and vote. Churchwardens who are on the Electoral Roll are automatically members of the PCC.

PCC members are appointed at the APCM. The method of appointment of PCC members is set out in the Church Representation Rules (latest revision 2020). Deanery Synod Members are also appointed in accordance with the said rules at the APCM.

At the Good Shepherd with St Peter, Lee, the membership of the PCC consists of the incumbent (our Vicar), the Curate, Churchwardens, Deanery Synod members, and members who are elected by the APCM. Readers¹ may also be appointed to the PCC by the APCM. All members of the congregation who are on the Electoral Roll of the Church may attend and vote; all those who attend our services or consider themselves to be members of the congregation are encouraged to register on the Electoral Roll and stand for election to the PCC. Members of the PCC serve for three years with one third of the members being elected each year.

The Parish has a Scheme which ensures that we have proper representation on the PCC and Deanery Synod from both churches. This Scheme as amended at the APCM held on 2nd April 2017 is:

Each Church must make up at least one third of the places, and the balance (or any shortfall in the event of insufficient candidates standing for election from either church) may comprise members of the congregation of either church.

¹ Readers are people licensed by the Church of England to serve in certain ways.

The PCC members are responsible for making decisions on all matters of general concern and importance to the Parish including deciding how the funds of the PCC are to be spent. PCC members are inducted through a discussion of their role and function in the first meeting of the new PCC, and by going through a review of PCC policies annually. Specific training provided by the Diocese is given in Safeguarding, and eligibility and DBS (Disclosure and Barring Service) checks are carried out.

The full PCC met seven times during the year, via Zoom, with an average level of attendance of 83%.

There have been no significant transactions with PCC members or closely related persons.

The PCC has only one employee, the Parish Administrator. Their pay and remuneration is set by the Church Wardens and Treasurer after looking at rates on the Charity Job website and specifically at an advertised similar post on the Diocesan website.

L) Administrative Information

The Parish of the Good Shepherd with St Peter, Lee is part of the Diocese of Southwark in the Church of England. It is in the Archdeaconry of Lewisham and within the Woolwich Episcopal Area.

It consists of two churches, the Good Shepherd which is situated on the corner of Wantage and Handen Roads, and St. Peter's which is situated on the corner of Weigall and Eltham Roads. The correspondence address is The Vicarage, 47 Handen Road, Lee, London, SE12 8NR.

The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules (2020)) and members are Trustees responsible to the Charities Commission (Registered charity number: 1171429)

PCC members ***who have served at any time*** from 16th May 2021 until the date which this report was approved are:

Ex Officio members

Incumbent:	Revd Bridget Shepherd
Clergy:	Revd Paul Adlington
Church Wardens:	Sue Tearle (GS), James Murdoch (GS)

Lay Deanery Synod members

Adriaan Goosen, James Murdoch and Laurie Roberts

Elected members

Good Shepherd: Sue King, Trudi Bramson, Allison Streetly, Conway Tearle, John Murray, Richard Evans, Yi Baylis, Gladys Ekpo-Daniels, Clare Johnson, Mia Hatfield-Spoor, John Savill and Joanne McCrone (until July 2021)

St Peter's: Abel Wali, Angela Stebbings

Members of the PCC also serve on the Standing Committee, as Deputy Wardens, and as Sidespeople.

The Vicar and PCC are supported by a large body of volunteers who fill various roles and on whose help we rely and to whom we offer thanks.

There is also a **Ministry Team**:

Clergy: Revd Bridget Shepherd, Revd Paul Adlington and Revd Henry Whyte

Readers: Nick Shepherd, David Britton, Richard Evans and Cherry Murdoch

SPA²: Laurie Stuart

Bankers and Advisers

Bankers: Barclays Bank UK PLC, 93 Lewisham High Street, London SE13 6BB

Independent Examiner: John Howard FCA, Thornton Road, Lee, London SE13 5RG

Quinquennial Architect: Nicholas Weedon of HMDW Architects Ltd, 16 Swains Lane, London N6 6QS

M) Approval

Approved by the PCC on 21st April 2022 and signed on their behalf by the Revd Bridget Shepherd (Vicar)

² Southwark Pastoral Auxiliary

**Parish of the Good Shepherd
with St Peter, Lee**

Accounts

**for the year ended
31 December 2021**

With Independent Examiner's Report

Independent Examiner's Report to the Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee.

I report to the members of the Parochial Church Council (PCC) on my examination of the accounts of the above for the year ended 31 December 2021.

Responsibilities and basis of report

As the members of the Parochial Church Council (PCC) you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

A handwritten signature in black ink, appearing to be 'JH' followed by a large loop and a horizontal line.

John Howard, FCA
Thornwood Road
Hither Green
London SE13

Date: 25 April 2022

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2021

	Note	Unrestricted Funds £	Restricted Funds £	Total to 31 Dec 21 £	Total at 31 Dec 20 £
<u>INCOME</u>	12	0			
<u>Year end</u>					
Voluntary Income					
Planned Giving (for Gift Aid)		57,159		57,159	62,104
Plate Collections		1,369		1,369	1,940
Donations	1	21,957	3,964	25,921	16,119
Tax Rebate (Gift-Aid)		17,497	455	17,952	18,477
Other Planned Giving	10	5,200	0	5,200	9,736
Legacy		0		0	0
Other Income					
Fund Raising		403		403	93
Hall Hire		26,826		26,826	14,329
Fairtrade Stall		-	5,898	5,898	4,408
Miscellaneous	2	2,334	16	2,349	6,885
Total Income		£132,745	£10,332	£143,077	£134,091
<u>EXPENDITURE</u>					
Diocese					
Diocese for Clergy Stipends, etc.		75,500		75,500	63,000
Curate's house	10	0	0	0	21,657
Buildings and Grounds					
Heat, Light, Cleaning, Insurance	5	13,456		13,456	19,393
Repairs & Maintenance	3	12,745	0	12,745	73,298
New Boiler at the GS + related works		44,220	0	44,220	-
Services and Mission					
Costs of Services		4,430		4,430	3,413
Salaries, wages and honoraria	4	9,401		9,401	5,458
Fairtrade Stall		-	5,374	5,374	4,076
Food bank		0	571	571	1,209
ESOL (English lessons)		-	0	0	150
Mission (inc. Alpha course)		403	-	403	432
Lighting the Lamps - special display		0	-	0	765
General					
Clergy Expenses		803		803	1,042
'Office' Expenses	6	1,277		1,277	1,536
Donations to External Charities	7	2,500	0	2,500	2,500
Youth work		581		581	296
Flowers		194		194	244
Misc.		1,187	875	2,062	9,129
Total Expenditure		£166,697	£6,820	£173,517	£207,596
Church Deficit		-33,953	3,513	-30,440	-73,505
<u>PROPERTY</u>					
Rental Income	10	18,549		18,549	12,320
Expenses	8	1,696		1,696	3,833
		£16,853	£0	£16,853	£8,486
DEFICIT		-£17,100	£3,513	-£13,587	-£65,019

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2021

Balance Sheet as at 31 December 2021

	£	to 31 Dec 21 £	at 31 Dec 20 £
Fixed Assets	9		
Tangible fixed assets		680,000	550,000
Current Assets			
Balance at Bank	29,781		12,890
Deposit with CCLA	43,089		50,065
Debtors & Prepayments	10,702		12,871
		83,571	75,825
Less Current Liabilities			
Creditors & Accruals		31,595	10,262
Current Net Assets		<u>£731,976</u>	<u>£615,563</u>
Representing:			
Unrestricted Funds b/f	42,773		54,892
Deficit / Surplus	-17,100		-12,119
Unrestricted Funds c/f		25,673	42,773
Restricted Funds b/f	572,790		575,689
Asset revaluation	130,000		50,000
Surplus / Deficit	3,513		-52,900
Restricted Funds c/f		706,303	572,790
		<u>£731,976</u>	<u>£615,563</u>

Analysis of Funds

General Fund	673		22,773
General Reserve	10,000		10,000
Fabric Reserve (£5,000 added in 2020 & 2021)	15,000		10,000
Unrestricted Funds Total		£25,673	<u>£42,773</u>
Legacy (Eunice Saville) 11	14,874		14,874
Helping Hands Food Bank	4,072		2,463
Ministry with older people (Jo Tansley)	1,000		1,000
ESOL (English lessons)	2,762		2,762
Pastoral Fund (after spending of £875 in 2021)	2,735		1,359
Fairtrade Stall (total incl. cash & stock = £2,051)	860		332
56 Weigall Road	680,000		550,000
Restricted Funds Total		£706,303	<u>£572,790</u>
		<u>£731,976</u>	<u>£615,563</u>

Yi Baylis - Treasurer

For year to 20 June 2021
Joanne McCrone - Warden

For year to 20 June 2021
Angela Stebbings - Warden

For year from 20 June 2021
James Murdoch - Warden

For year from 20 June 2021
Sue Tearle - Warden

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2021

Notes to the Accounts to 31 December 2021

	to 31 Dec 21	at 31 Dec 20
	£	£
1. Donations		
Unrestricted		
CAF, Give as You Earn, etc.	10,941	3,865
Remainder declared for Gift Aid reclaim	11,016	7,125
	<u>£21,957</u>	<u>£10,990</u>
Restricted (where funds can only be used for one stated purpose)		
CAF, Give as You Earn, etc.	1,964	1,609
Remainder declared for Gift Aid reclaim	0	0
	<u>£1,964</u>	<u>£1,609</u>
2. Other Miscellaneous Income		
Unrestricted		
Interest	14	358
Fees for Weddings and Funerals	2,320	2,109
	<u>£2,334</u>	<u>£2,467</u>
Restricted		
Interest	11	88
Donations towards the special Christmas outdoor display	5	230
Grant to install wi-fi in GS	0	500
	<u>£16</u>	<u>£818</u>
3. Repairs & Maintenance		
The Miscellaneous figure includes the bin collection service, alarms & fire security maintenance; also running repairs. Shown below are the larger amounts (> £500):-		
Miscellaneous	6,390	2,238
Work on Extension at Good Shepherd	0	672
Repair 30 meters of boundary wall at the Good Shepherd	0	-
Good Shepherd - 'Seasons' gardening services	1,000	2,136
St Peter's - 'Seasons' gardening services	790	1,680
Beech tree at the Good Shepherd	-	3,360
New keyboard for GS	1,901	-
Re-pollarding of the Poplar tree at the Good Shepherd	-	-
5 Year Electrical - Fixed wire Testing	-	1,440
New office setting up costs	1,374	1,117
External decoration of 56 Weigall Road	-	16,152
Agreed fabric works at the Good Shepherd	0	39,370
Quinquennial fee at St Peter's / Good Shepherd	1,290	1,149
Floor sanding and Sealing at the Good Shepherd	0	3,984
New boiler, etc at the Good Shepherd (inc. asbestos removal)	44,220	-
	<u>£56,965</u>	<u>£73,298</u>
4. Salaries, wages and honoraria		
Wages and salaries		
Administrator	7,416	6,125
Musicians	1,445	1,034
Verger	450	100
Fees	90	-1,800
(There were no Tax and NIC costs)	<u>£9,401</u>	<u>£5,458</u>
5. Light, Heat, Insurance, etc		
Gas & Electricity (Switched to 'Parish Buying' from Sept'18)	6,802	8,376
Good Shepherd Phone & Broadband (moved to 'Office expenses')	-	-
Water	104	287
Insurance	2,737	2,723
Cleaning	9,437	8,007
Back dated to 2020	-5,624	-
	<u>£13,456</u>	<u>£19,393</u>

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2021

Notes to the Accounts to 31 December 2021

	to 31 Dec 21	at 31 Dec 20
	£	£
6. 'Office' Expenses		
Printing & Stationery	416	786
Phone & Internet	549	747
Postage	312	629
	<u>£1,277</u>	<u>£2,161</u>
7. Tithe		
Unrestricted		
In past years, the parish has paid a tithe to selected charities. The total amount was calculated at 10% of the total giving during the previous financial year.		
For 2020 the PCC has decided to pay two 'local interest' Charities and give the balance to support less well off parishes in our diocese via the 2021 Parish Support Fund.		
Inter'l - Chaddy Mission	1,000	1,000
Inter'l - Overseas Missionary Fellowship	1,000	1,500
	<u>£2,000</u>	<u>£2,500</u>
Restricted		
In addition to the above, during the year, the Parish had a number of specific appeals and collections, among both the congregation and the community as a whole.		
Special collections (other than at Christmas)		
	0	0
Also the collections taken at the four main Christmas services are paid to selected Charities.		
Christmas Collections		
Helping Hands Food Bank	564	0
	<u>564</u>	<u>0</u>
	<u>£2,564</u>	<u>£2,500</u>
8. Parish House (56, Weigall Road)		
Roof repairs	0	1,440
Replacement of all windows	0	10,125
Redecorating & various works	0	6,027
Front path and drive	-	-
	-	-
Miscellaneous	1,696	3,833
	<u>£1,696</u>	<u>£21,425</u>
9. Fixed Assets for use by the PCC		
Tangible fixed assets		
b/f	550,000	500,000
Asset revaluation	130,000	50,000
Freehold Land & Buildings	<u>£680,000</u>	<u>£550,000</u>

The freehold land and buildings comprises the house and garden situated at 56 Weigall Road.
This book value is based on the value estimated by the PCC on the open market at 31 December 2021.

10. Curates accommodation at 23 Thornwood Road

11. Legacy from Eunice Saville

This has been set aside by the PCC to be spent at their discretion.

	b/f	14,874	b/f	71,067
Expenditure				
	-		-	
Work on Extension at Good Shepherd	0			672
Refurbishment of 56 Weigall Road	0			16,152
External repairs from the 2015 Quinquennial	<u>0</u>			<u>39,370</u>
		0		
		<u>£14,874</u>		<u>£14,874</u>

**Parish of the Good Shepherd
with St Peter, Lee**

Accounts

**for the year ended
31 December 2021**

With Independent Examiner's Report

Independent Examiner's Report to the Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee.

I report to the members of the Parochial Church Council (PCC) on my examination of the accounts of the above for the year ended 31 December 2021.

Responsibilities and basis of report

As the members of the Parochial Church Council (PCC) you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

A handwritten signature in black ink, appearing to be 'JH' followed by a long horizontal stroke and a large loop.

John Howard, FCA
Thornwood Road
Hither Green
London SE13

Date: 25 April 2022

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2021

	Note	Unrestricted Funds £	Restricted Funds £	Total to 31 Dec 21 £	Total at 31 Dec 20 £
<u>INCOME</u>	12	0			
<u>Year end</u>					
Voluntary Income					
Planned Giving (for Gift Aid)		57,159		57,159	62,104
Plate Collections		1,369		1,369	1,940
Donations	1	21,957	3,964	25,921	16,119
Tax Rebate (Gift-Aid)		17,497	455	17,952	18,477
Other Planned Giving	10	5,200	0	5,200	9,736
Legacy		0		0	0
Other Income					
Fund Raising		403		403	93
Hall Hire		26,826		26,826	14,329
Fairtrade Stall		-	5,898	5,898	4,408
Miscellaneous	2	2,334	16	2,349	6,885
Total Income		£132,745	£10,332	£143,077	£134,091
<u>EXPENDITURE</u>					
Diocese					
Diocese for Clergy Stipends, etc.		75,500		75,500	63,000
Curate's house	10	0	0	0	21,657
Buildings and Grounds					
Heat, Light, Cleaning, Insurance	5	13,456		13,456	19,393
Repairs & Maintenance	3	12,745	0	12,745	73,298
New Boiler at the GS + related works		44,220	0	44,220	-
Services and Mission					
Costs of Services		4,430		4,430	3,413
Salaries, wages and honoraria	4	9,401		9,401	5,458
Fairtrade Stall		-	5,374	5,374	4,076
Food bank		0	571	571	1,209
ESOL (English lessons)		-	0	0	150
Mission (inc. Alpha course)		403	-	403	432
Lighting the Lamps - special display		0	-	0	765
General					
Clergy Expenses		803		803	1,042
'Office' Expenses	6	1,277		1,277	1,536
Donations to External Charities	7	2,500	0	2,500	2,500
Youth work		581		581	296
Flowers		194		194	244
Misc.		1,187	875	2,062	9,129
Total Expenditure		£166,697	£6,820	£173,517	£207,596
Church Deficit		-33,953	3,513	-30,440	-73,505
<u>PROPERTY</u>					
Rental Income	10	18,549		18,549	12,320
Expenses	8	1,696		1,696	3,833
		£16,853	£0	£16,853	£8,486
DEFICIT		-£17,100	£3,513	-£13,587	-£65,019

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2021

Balance Sheet as at 31 December 2021

	£	to 31 Dec 21 £	at 31 Dec 20 £
Fixed Assets	9		
Tangible fixed assets		680,000	550,000
Current Assets			
Balance at Bank	29,781		12,890
Deposit with CCLA	43,089		50,065
Debtors & Prepayments	10,702		12,871
		83,571	75,825
Less Current Liabilities			
Creditors & Accruals		31,595	10,262
Current Net Assets		<u>£731,976</u>	<u>£615,563</u>
Representing:			
Unrestricted Funds b/f	42,773		54,892
Deficit / Surplus	-17,100		-12,119
Unrestricted Funds c/f		25,673	42,773
Restricted Funds b/f	572,790		575,689
Asset revaluation	130,000		50,000
Surplus / Deficit	3,513		-52,900
Restricted Funds c/f		706,303	572,790
		<u>£731,976</u>	<u>£615,563</u>

Analysis of Funds

General Fund	673		22,773
General Reserve	10,000		10,000
Fabric Reserve (£5,000 added in 2020 & 2021)	15,000		10,000
Unrestricted Funds Total		£25,673	<u>£42,773</u>
Legacy (Eunice Saville)	14,874		14,874
Helping Hands Food Bank	4,072		2,463
Ministry with older people (Jo Tansley)	1,000		1,000
ESOL (English lessons)	2,762		2,762
Pastoral Fund (after spending of £875 in 2021)	2,735		1,359
Fairtrade Stall (total incl. cash & stock = £2,051)	860		332
56 Weigall Road	680,000		550,000
Restricted Funds Total		£706,303	<u>£572,790</u>
		<u>£731,976</u>	<u>£615,563</u>

Yi Baylis - Treasurer

For year to 20 June 2021
Joanne McCrone - Warden

For year to 20 June 2021
Angela Stebbings - Warden

For year from 20 June 2021
James Murdoch - Warden

For year from 20 June 2021
Sue Tearle - Warden

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2021

Notes to the Accounts to 31 December 2021

	to 31 Dec 21	at 31 Dec 20
	£	£
1. Donations		
Unrestricted		
CAF, Give as You Earn, etc.	10,941	3,865
Remainder declared for Gift Aid reclaim	11,016	7,125
	<u>£21,957</u>	<u>£10,990</u>
Restricted (where funds can only be used for one stated purpose)		
CAF, Give as You Earn, etc.	1,964	1,609
Remainder declared for Gift Aid reclaim	0	0
	<u>£1,964</u>	<u>£1,609</u>
2. Other Miscellaneous Income		
Unrestricted		
Interest	14	358
Fees for Weddings and Funerals	2,320	2,109
	<u>£2,334</u>	<u>£2,467</u>
Restricted		
Interest	11	88
Donations towards the special Christmas outdoor display	5	230
Grant to install wi-fi in GS	0	500
	<u>£16</u>	<u>£818</u>
3. Repairs & Maintenance		
The Miscellaneous figure includes the bin collection service, alarms & fire security maintenance; also running repairs. Shown below are the larger amounts (> £500):-		
Miscellaneous	6,390	2,238
Work on Extension at Good Shepherd	0	672
Repair 30 meters of boundary wall at the Good Shepherd	0	-
Good Shepherd - 'Seasons' gardening services	1,000	2,136
St Peter's - 'Seasons' gardening services	790	1,680
Beech tree at the Good Shepherd	-	3,360
New keyboard for GS	1,901	-
Re-pollarding of the Poplar tree at the Good Shepherd	-	-
5 Year Electrical - Fixed wire Testing	-	1,440
New office setting up costs	1,374	1,117
External decoration of 56 Weigall Road	-	16,152
Agreed fabric works at the Good Shepherd	0	39,370
Quinquennial fee at St Peter's / Good Shepherd	1,290	1,149
Floor sanding and Sealing at the Good Shepherd	0	3,984
New boiler, etc at the Good Shepherd (inc. asbestos removal)	44,220	-
	<u>£56,965</u>	<u>£73,298</u>
4. Salaries, wages and honoraria		
Wages and salaries		
Administrator	7,416	6,125
Musicians	1,445	1,034
Verger	450	100
Fees	90	-1,800
(There were no Tax and NIC costs)	<u>£9,401</u>	<u>£5,458</u>
5. Light, Heat, Insurance, etc		
Gas & Electricity (Switched to 'Parish Buying' from Sept'18)	6,802	8,376
Good Shepherd Phone & Broadband (moved to 'Office expenses')	-	-
Water	104	287
Insurance	2,737	2,723
Cleaning	9,437	8,007
Back dated to 2020	-5,624	-
	<u>£13,456</u>	<u>£19,393</u>

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2021

Notes to the Accounts to 31 December 2021

	to 31 Dec 21	at 31 Dec 20
	£	£
6. 'Office' Expenses		
Printing & Stationery	416	786
Phone & Internet	549	747
Postage	312	629
	<u>£1,277</u>	<u>£2,161</u>
7. Tithe		
Unrestricted		
In past years, the parish has paid a tithe to selected charities. The total amount was calculated at 10% of the total giving during the previous financial year.		
For 2020 the PCC has decided to pay two 'local interest' Charities and give the balance to support less well off parishes in our diocese via the 2021 Parish Support Fund.		
Inter'l - Chaddy Mission	1,000	1,000
Inter'l - Overseas Missionary Fellowship	1,000	1,500
	<u>£2,000</u>	<u>£2,500</u>
Restricted		
In addition to the above, during the year, the Parish had a number of specific appeals and collections, among both the congregation and the community as a whole.		
Special collections (other than at Christmas)		
	0	0
Also the collections taken at the four main Christmas services are paid to selected Charities.		
Christmas Collections		
Helping Hands Food Bank	564	0
	<u>564</u>	<u>0</u>
	<u>£2,564</u>	<u>£2,500</u>
8. Parish House (56, Weigall Road)		
Roof repairs	0	1,440
Replacement of all windows	0	10,125
Redecorating & various works	0	6,027
Front path and drive	-	-
	-	-
Miscellaneous	1,696	3,833
	<u>£1,696</u>	<u>£21,425</u>
9. Fixed Assets for use by the PCC		
Tangible fixed assets		
b/f	550,000	500,000
Asset revaluation	130,000	50,000
Freehold Land & Buildings	<u>£680,000</u>	<u>£550,000</u>

The freehold land and buildings comprises the house and garden situated at 56 Weigall Road.
This book value is based on the value estimated by the PCC on the open market at 31 December 2021.

10. Curates accommodation at 23 Thornwood Road

11. Legacy from Eunice Saville

This has been set aside by the PCC to be spent at their discretion.

	b/f	14,874	b/f	71,067
Expenditure				
	-		-	
Work on Extension at Good Shepherd	0			672
Refurbishment of 56 Weigall Road	0			16,152
External repairs from the 2015 Quinquennial	<u>0</u>			<u>39,370</u>
		0		
		<u>£14,874</u>		<u>£14,874</u>

Accounts



Trustees' Report for Parish of Good Shepherd with St. Peter, Lee PCC
(Registered charity number: 1171429)

Review of the year May 2020 to April 2021

Reports for the 2021 Annual
Parochial Church Meeting
(APCM)

Parish of the Good Shepherd with St. Peter, Lee

Trustees' Report for 2021 Annual Parochial Church Meeting

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A) Aims and Purposes

The Good Shepherd with St Peter Lee's Parochial Church Council (PCC) has the object of the promotion of the gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England and has the responsibility of cooperating with the incumbent, the Reverend Bridget Shepherd, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of our two church buildings – the Good Shepherd on Handen Road and St Peter's on Eltham Road – and the care and upkeep of the parish house located in Weigall Road.

B) Objectives and Activities

The PCC has agreed the following mission statement for our parish. We are:
Shining God's light to our community and sharing the good news of God's love for all.

This is expressed and lived out through the following five values:

- All are welcome – we are an inclusive church.
- All have space to grow in faith – every age and stage of life matters.
- All are called to serve – everyone has a part to play.
- All find a place to belong – we are committed to God and to one another.
- All reach out – we respond to the needs in our community with the love of God.

In the last year we have focused on maintaining and developing our worshipping life and providing pastoral care to those in the parish in the context of the Covid-19 pandemic and the closure of our church buildings in periods of lockdown. We have provided Zoom services and Zoom coffee sessions as well as physical services (with facilitated virtual participation) when permissible and safe to do so. Where permitted we continue to offer occasional offices i.e. baptisms, weddings and funerals. We have continued to provide opportunities for growth in faith through small groups, the provision of devotional resources to use at home utilising Zoom and other technology – for example a short podcast series – as well as delivering physical packs of encouragement. Where possible we have continued to offer our buildings for use by community groups including Helping Hands Foodbank and the Alcoholics Anonymous group, and have looked for alternative ways of supporting these groups in lockdown. We have also tried to provide encouragement to the wider community through outdoor Covid-safe events: particularly an outside tableau and festival of lights at Christmas, and a prayer labyrinth in Lent. To support these activities we have drawn on the IT expertise of church members, who have established new ways of working and shared their skills with others. As our church buildings have been used far less over the past year, it has afforded us

the opportunity to do some much-needed maintenance work – particularly at the Good Shepherd.

C) Achievements and Performance

The past year has inevitably been dominated by the Covid-19 pandemic. Our church buildings have been closed for significant periods of time, both for worship and for other activities. These closures were determined by government restrictions, diocesan guidance, and decisions taken by the Vicar, Wardens and PCC in the light of the local situation.

We have endeavoured to open our buildings for key events – such as Midnight Communion on Christmas Eve and an All Age Communion in the Good Shepherd garden on Easter Sunday. We have also been able to serve the local community through the provision of marriage, baptism and funeral services – when allowed. All of these services have had the added benefit of being accessible via Zoom, enabling those who are housebound, and friends and family from around the world to take part. As we look ahead, this is a development we are keen to retain, and we may need to consider investing in additional equipment and a more permanent arrangement.

As our buildings have been closed, we have made better use of our outside space to encourage people to mark the church's seasons, and to engage with the Christian story. In November we had a display of poppies for Remembrance Day, at Christmas we had a lighting installation based on the Nativity, and during Lent we offered a prayer labyrinth. These brought a large number of local people into our church grounds and helped to raise the church's profile in the local community.

Due to a combination of circumstances – including Covid – we have been unable to offer Sunday morning youth and children's ministry for the past year. In order to nurture the faith of our children, last September we started 'Wild Church' – a monthly outdoor service for adults and children to learn and worship together. Similarly, in September we launched a fortnightly Sunday evening youth group for young people of secondary school age. The youth group has continued to meet on Zoom during lockdown. Both of these initiatives are a response to the changing needs, concerns and priorities of our younger members.

It is likely that we will be unable to provide Sunday morning children's ministry for the foreseeable future, so we have created 32 activity bags for both churches which are available for children to use during our services. Over the past year a significant number of families have moved away from the local area (approx. 30 people) so we will need to consider how we attract new families – in their different shapes, sizes and make-ups.

Ministry to local schools has continued, albeit it has moved online. There have been opportunities to provide assemblies for Trinity School, Colfe's School, Brindishe Manor, Brindishe Lee, Brindishe Green, and Blackheath High Junior School. Our local schools have also continued to support the work of the Helping Hands Foodbank, with generous donations at Harvest and Christmas.

The foodbank has continued to operate throughout the year, and has moved to a delivery model, which – under the current circumstances – is safer for clients and volunteers. At present the foodbank is providing food to over 100 adults and children each week. AFRIL (Action For Refugees In Lewisham) continues to offer advice, support and activities for clients.

The past year has brought the issue of inequality to the fore. In our own congregations, church members have given £5,000 to be distributed to others in the church who have found themselves in financial difficulty. We have done this primarily through the distribution of supermarket vouchers. In response to the Black Lives Matter demonstrations last summer the PCC has had an initial discussion about how we can respond to the issue of racism, and a working group has identified a number of initial steps for us to take. We anticipate giving this further attention with the release of a diocesan Anti-Racism Charter.

We have maintained our own connections with the wider church through the work of the Deanery Synod. One of our PCC members was elected as Secretary of the Deanery Synod, and the Vicar continues to serve as the Assistant Area Dean. We have increased our support of the diocese through the diocesan Parish Support Fund. We have been able to find this increased contribution through the regular giving we receive from members, and through decisions taken to decrease giving to other charities with which we now have only a distant connection. We have also connected with other parishes by sending a large contingent to the recent online Woolwich Area Lay Conference, at which the focus was resourcing one another to serve God in our daily lives.

The 2020 APCM was delayed from April 2020 to October 2020, but the appropriate returns were made to the Charity Commission and to the diocese during this period. As well as looking back, the PCC has begun to look forward, and recently voted to adopt the Church of England's vision for the 2020s. This will help to set our direction and priorities for the coming years.

D) The Electoral Roll

As at April last year, the electoral roll stood at 125. Since then, 11 names have been removed. Four people have died, six people have moved away, one person has left. There have been 4 new additions, which brings the **new total to one hundred and eighteen (118)**

E) Safeguarding Report

In the past year the PCC reviewed, approved and adopted the following policies: Safeguarding, Whistleblowing, Complaints and Grievance, Parish Disciplinary, and Health and Safety. These policies are based on standard diocesan policies and can be viewed on the church website at www.goodpeter.org.uk/pcc.

The Church of England Safeguarding Statement was also adopted. The PCC has complied with the duty under Section 5 of the *Safeguarding and Clergy Discipline Measure 2016* and have

had regard to House of Bishops' guidance on safeguarding children and vulnerable adults. Safeguarding, Health & Safety, and GDPR compliance were all regular agenda items for the PCC. In the course of our ongoing ministry we have had cause to seek advice from the Diocesan Safeguarding Team, and to liaise with Local Authority Social Services departments, although none of these actions have required formal feedback to the PCC.

F) [Fabric Report](#)

Fabric report: Good Shepherd 2020 – 2021

Not having been able to use the church for worship for the past year has enabled the wardens with the support of volunteers from the Buildings Team and the rest of the congregation to use the time for essential external repairs and changes to the inside of the Good Shepherd church building. These included a major project to repair all the external window frames and doors, repairs to the internal fabric of both vestries leading to the repurposing of one of the vestries into a multi-use space and office, and work in the church grounds.

Three faculties¹ were submitted this year to enable us to proceed with these changes, which include the installation of broadband, fitting security glass into internal doors, and the removal of a decaying beech tree. The wardens liaised with representatives from the local conservation area group and the council to ensure the correct approvals were obtained for the removal of the tree. The church office has now been relocated from the vicarage to one of the back vestries, and a camera doorbell has been added to increase the safety of staff and volunteers working in the space. The building has also been registered with Royal Mail as an address to which post can be delivered.

Despite being in lockdown, routine maintenance continued as normal. This included the varnishing of floors in the vestries, repairs to the boiler and replacement of the boiler room sump pump. All the annual inspections, including the inspection of the fire extinguishers, and services to the boiler and the lightning conductor, were also attended to. A Quinquennial Inspection was undertaken towards the end of 2020 to replace the previous report of 2015. Many of the items on this newer report have already been tended to as a result of the work that was undertaken during the year.

Fabric report: St. Peter's 2020 – 2021

The Quinquennial Inspection has just been completed and the architect is currently compiling the report. There are no structural problems with the building, and the fabric is sound inside and out.

The main item identified is replacement of the gutters. Redecorating the kitchen is also recommended along with several small repairs and maintenance tasks throughout the building.

¹ A faculty is the Church of England equivalent of a planning application.

Fabric report: Parish House, Weigall Road 2020 – 2021

All the windows and the back door have been replaced and the interior has been redecorated/repaired to bring the property up to a good enough standard for letting out for a couple of years whilst we do not need the house for a Curate. A tenant moved in in September. There is some outside painting work to be completed, and potential improvement to hard surfaces. Longer term we may consider upgrading the kitchen and/or bathroom and improving energy efficiency to meet the minimum EPC rating of C which becomes mandatory for all new tenancies from 2025 and all tenancies from 2028.

Summary

As our church buildings have been used far less over the past year, it has afforded us the opportunity to do some much-needed maintenance work – particularly at the Good Shepherd and at the Parish House in Weigall Road. We bought forward the St Peter's Quinquennial Inspection to April to be nearer the completed Good Shepherd one, and we are now developing and costing a 5-year plan for the two churches, the Parish House and the Vicarage.

G) Deanery Synod

There have – due to Covid restrictions – been only two Deanery Synod meetings in the period May 2020 to April 2021.

The first of these was in November 2020 which began a new 'term' of Synod. Steve Hall (St. Mary's Lewisham) is Area Dean, and the Parish is represented by Bridget (Assistant Area Dean) and three lay members, Laurie Roberts, James Murdoch and Adriaan Goosen. At the November meeting Laurie was elected Deanery Secretary and Jennifer Henry (St. Mary's Lewisham) was elected Lay Chair. The meeting approved the new Deanery constitution and discussed priorities for the coming year, with issues pertaining to Health & Wellbeing (including mental health & poverty), Strategy (new Church of England vision, BAME representation, impact of Covid) and other issues relating to 'Living in Love and Faith' (see below) and Environmental issues thought important.

The second meeting was in March 2021 with a discussion on how churches could become 'Eco-churches' and how the Deanery and its churches should engage with 'Living in Love and Faith' (LLF) which is a Church of England project exploring human sexuality and relationships. This project stemmed from a vote not to 'take note' of the Church's existing teaching on marriage at General Synod in 2017. The aim of the project is for people to learn together with people from different perspectives and lived experiences and feed back thoughts to the Bishops before another vote at General Synod in 2022. Richard Evans of our parish has volunteered to be the Deanery trainer on LLF.

More broadly, the Deanery leadership team is attempting to breathe new life into the Deanery so it can be used as a vehicle to enable cooperation between churches and help lighten the load on individual churches. As part of this a church wardens' group has been set up to enable churches to better collaborate on issues of shared interest; whether that be sharing best practice and templates on Covid risk assessments, assisting one another with

advice on building maintenance, or other issues. Initial feedback has been very positive and we are encouraged that stronger links may be formed between churches and enable more significant collaboration in the future

H) Financial Report

The pandemic has had a significant impact on our church finances, on both income and expenses. On the income side, our buildings remained closed for most of 2020. As a result, we have lost and may continue to lose a substantial amount of income from hall hire – one of our main income streams (11% of our standard income). We have also lost income from 'plate giving' at our Sunday services. On the expense side, the closure of the buildings has enabled us to make savings on monthly operating costs, with reduced bills for heating, lighting and maintenance. We are pleased to report that regular giving from church members has remained stable, for which we are very grateful.

Our hall hire income decreased by over half from just over £30,000 in 2019 to only just over £14,000 in 2020. Operating costs (including heat, light, cleaning and insurance) were reduced by nearly a third from 2019 to just over £13,000.

Last year, we managed to carry out some long-overdue refurbishment of the parish owned property in Weigall Road and welcomed a new tenant in the autumn. We also completed work on the exterior of the Good Shepherd, and refurbished the Clergy Vestry and Choir Vestry to create a new multi-use Church Office space. The two larger projects were funded by a legacy, and the rest of the work was covered by one-off gifts from the congregation, and from budgeted maintenance costs.

We spent over £16,000 on refurbishing the Weigall Road property which in turn generated nearly £11,000 rental income in 2020; and we spent about £40,000 on exterior work on Good Shepherd.

We are extremely grateful to over 50 regular donors who have continued to give to the church by standing order, or indeed have started new standing orders in the past year. We thank you for your generosity and for your support in such difficult times. As well as funding our ongoing ministry, and the residual expenses of our two churches, this has allowed us to continue to support the Southwark Diocese Parish Support Fund, with an increased monthly payment of £6,292 (£75,500 for the full year). This contribution primarily goes towards the cost of having a vicar in each parish.

We receive regular giving of an average just over £5,000 a month from our congregation and we claim 25% of Gift Aid on the majority of this amount.

During the past year we have also created a Pastoral Fund. This was set up with gifts from church members, with the intent of supporting those in need in the congregation. We have

been delighted to provide individuals and families with hardship grants, supermarket vouchers, and household items. To date, we have received gifts of almost £6,000 to the Pastoral Fund. It is fantastic to be part of such a generous community of people who care for one another.

Our Finance Team has been working hard behind the scenes, and at present we estimate that we could achieve a break-even status, with just over £1,500 surplus for the year 2021 – assuming that the lockdown is lifted by the end of the first quarter. Inevitably there is still a great deal of uncertainty regarding the coming months, but we have tried to take this into account in our projection.

Looking ahead, we will continue to monitor our spending carefully. A small working group from the PCC is putting together a financial plan for managing our buildings, so that we are aware of any potential costs that may arise in the next few years. We are delighted that we have a new Curate, Paul Adlington, working with us, which will add only a minimal amount to our costs for the year.

I) Reserves Policy

The PCC will maintain a Reserve Fund that will provide for the payment of those sums that in the event of the closure of the church would still need to be spent because of contractual obligations or implied promises.

The former includes three months wages and utility bills, and the latter the Foodbank. At the current level of expenditure (in 2020) this was £6,000.

The PCC resolves therefore to keep a Reserve of no more than £10,000 for the time being. The purpose of this Reserve Fund is to pay our obligations in the event the church income drops below an otherwise sustainable level.

Note: Items of expenditure such as – for 2021 – refurbishing lobbies at GS, replacing the boiler at GS, and planned expenditure at 56 Weigall Road, are properly known as Designated Funds (budgeted items), where money is set aside to meet predicted essential future spending. This is a way of spreading the cost of funding a project that could not be met from future income alone.

Fluctuations in cash flow should be minor given the nature of our everyday income and expenditure.

J) Plans for Future Period

Going forward, the PCC has decided we will be a '*Christ centred, Jesus shaped church*' which means being '*Simpler, Humbler, Bolder*'. In this context the PCC has set our priorities for the next year, largely based on and consistent with the Church of England's new vision, to be:

- A church that is **younger and more diverse**.
- A church where we **encourage variety and creativity in our worship and mission**.
- A church where we **explore, release and support people to live out their faith in everyday life**.
- A church that pursues **social justice for all**.

As a first step the PCC is preparing a consultation, giving the opportunity to get both Congregation and Community input before selecting a number of initiatives from a pool of ideas.

K) Structure, Governance and Management

Church Wardens are elected at the Vestry Meeting, immediately prior to the APCM. Any on the Electoral Roll or resident of the Parish may attend and vote. Churchwardens who are on the Electoral Roll are automatically members of the PCC.

PCC members are appointed at the APCM. The method of appointment of PCC members is set out in the Church Representation Rules (latest revision 2020). Deanery Synod Members are also appointed in accordance with the said rules at the APCM.

At the Good Shepherd with St Peter, Lee, the membership of the PCC consists of the incumbent (our Vicar), the Curate, Churchwardens, Deanery Synod members, and members who are elected by the APCM. Readers² may also be appointed to the PCC by the APCM. All members of the congregation who are on the Electoral Roll of the Church may attend and vote; all those who attend our services or consider themselves to be members of the congregation are encouraged to register on the Electoral Roll and stand for election to the PCC. Members of the PCC serve for three years with one third of the members being elected each year.

The Parish has a Scheme which ensures that we have proper representation on the PCC and Deanery Synod from both churches. This Scheme as amended at the APCM held on 2nd April 2017 is:

² Readers are people licensed by the Church of England to serve in certain ways.

Each Church must make up at least one third of the places, and the balance (or any shortfall in the event of insufficient candidates standing for election from either church) may comprise members of the congregation of either church.

The PCC members are responsible for making decisions on all matters of general concern and importance to the Parish including deciding how the funds of the PCC are to be spent. PCC members are inducted through a discussion of their role and function in the first meeting of the new PCC, and by going through a review of PCC policies annually. Specific training provided by the Diocese is given in Safeguarding, and eligibility and DBS (Disclosure and Barring Service) checks are carried out.

The full PCC met eleven times during the year, via Zoom, with an average level of attendance of 85%.

There have been no significant transactions with PCC members or closely related persons.

The PCC has only one employee, the Parish Administrator. Their pay and remuneration is set by the Church Wardens and Treasurer after looking at rates on the Charity Job website and specifically at an advertised similar post on the Diocesan website.

L) Administrative Information

The Parish of the Good Shepherd with St Peter, Lee is part of the Diocese of Southwark in the Church of England. It is in the Archdeaconry of Lewisham and within the Woolwich Episcopal Area.

It consists of two churches, the Good Shepherd which is situated on the corner of Wantage and Handen Roads, and St. Peter's which is situated on the corner of Weigall and Eltham Roads. The correspondence address is The Vicarage, 47 Handen Road, Lee, London, SE12 8NR.

The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules (2020)) and members are Trustees responsible to the Charities Commission (Registered charity number: 1171429)

PCC members ***who have served at any time*** from 16th May 2020 until the date which this report was approved are:

Ex Officio members

Incumbent: Revd Bridget Shepherd

Clergy: Revd Sarah Simpson (to Jul 2020), Revd Paul Adlington (from Feb 2021)

Church Wardens: Joanne McCrone (GS), Angela Stebbings (StP)

Lay Deanery Synod members

Adriaan Goosen, James Murdoch and Laurie Roberts

Elected members

Good Shepherd: Allison Streetly, Conway Tearle, Sue Tearle, John Murray, Richard Evans, Yi Baylis, Catrin Cox, Peter Watson, Gladys Ekpo-Daniels and Clare Johnson

St Peter's: Abel Wali

Members of the PCC also serve on the Standing Committee, as Deputy Wardens, and as Sidespeople.

The Vicar and PCC are supported by a large body of volunteers who fill various roles and on whose help we rely and to whom we offer thanks.

There is also a **Ministry Team**:

Clergy: Revd Bridget Shepherd, Revd Paul Adlington and Revd Henry Whyte

Readers: Nick Shepherd, David Britton, Richard Evans and Cherry Murdoch

SPA³: Laurie Stuart

Other Lay: Joanne McCrone (Warden)

Bankers and Advisers

Bankers: Barclays Bank UK PLC, 93 Lewisham High Street, London SE13 6BB

Independent Examiner: John Howard FCA, Thornton Road, Lee, London SE13 5RG

Quinquennial Architect: Nicholas Weedon of HMDW Architects Ltd, 16 Swains Lane, London N6 6QS

M) Approval

Approved by the PCC on 29th April 2021 and signed on their behalf by the Revd Bridget Shepherd (Vicar)

³ Southwark Pastoral Auxiliary

**Parish of the Good Shepherd
with St Peter Lee**

Accounts

**for the year ended
31 December 2020**

with Independent Examiner's Report

Independent Examiner's Report to the Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee.

I report to the members of the Parochial Church Council (PCC) on my examination of the accounts of the above for the year ended 31 December 2020.

Responsibilities and basis of report

As the members of the Parochial Church Council (PCC) you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



John Howard, FCA
Thornwood Road
Hither Green
London SE13

Date: 12 May 2021

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2020

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds £	Funds Dec-19 £
<u>INCOME</u>					
Voluntary Income					
Planned Giving (for Gift Aid)		62,104		62,104	54,307
Plate Collections		1,940		1,940	5,674
Donations	1	9,990	6,129	16,119	12,939
Tax Rebate (Gift-Aid)		17,058	1,419	18,477	16,084
Other Planned Giving	10	750	8,986	9,736	17,390
Legacy		0		0	0
Other Income					
Fund Raising		93		93	1,259
Hall Hire		14,329		14,329	30,417
Fairtrade Stall		-	4,408	4,408	-
Miscellaneous	2	2,467	4,418	6,885	4,989
Total Income		£108,731	£25,360	£134,091	£143,059
<u>EXPENDITURE</u>					
Diocese					
Diocese for Clergy Stipends, etc.		63,000		63,000	60,000
Curate's house	10	9,071	12,586	21,657	35,278
Buildings and Grounds					
Heat, Light, Cleaning, Insurance	5	19,514		19,514	18,147
Repairs & Maintenance	3	17,104	56,193	73,298	48,135
Sound systems	11	-	-	-	19,123
Services and Mission					
Costs of Services		3,413		3,413	2,863
Salaries, wages and honoraria	4	5,458		5,458	10,836
Fairtrade Stall		-	4,076	4,076	-
Food bank		0	1,209	1,209	4,089
ESOL (English lessons)		-	150	150	88
Mission (inc. Alpha course)		432	-	432	769
Lighting the Lamps - special display		765	-	765	-
General					
Clergy Expenses		295		295	1,340
'Office' Expenses	6	2,161		2,161	2,109
Donations to External Charities	7	2,500	0	2,500	8,110
Youth work		296		296	255
Flowers		244		244	513
Misc.		5,082	4,046	9,128	2,276
Total Expenditure		£129,336	£78,260	£207,596	£213,929
Church Deficit		-20,605	-52,900	-73,505	-70,870
<u>PROPERTY</u>					
Rental Income	10	12,320		12,320	18,883
Expenses	8	3,833		3,833	6,715
-£8,825.05		£8,486	£0	£8,486	£12,167
DEFICIT		-£12,119	-£52,900	-£65,019	-£58,703

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2020

Balance Sheet as at 31 December 2020

	£	2020 £	2019 £
Fixed Assets	9		
Tangible fixed assets		550,000	500,000
Current Assets			
Balance at Bank	12,890		1,420
Deposit with CCLA	50,065		122,618
Thornwood deposit (Repaid Nov. '20)	-		3,600
Debtors & Prepayments	12,871		9,508
		75,825	137,147
<u>Less Current Liabilities</u>			
Creditors & Accruals		10,262	6,565
Current Net Assets		<u>£615,563</u>	<u>£630,582</u>
Representing:			
Unrestricted Funds b/f	54,892		66,433
Deficit / Deficit	-12,119		-11,541
Unrestricted Funds c/f		42,773	54,892
Restricted Funds b/f	575,689		622,851
Asset revaluation	50,000		-
Deficit / Deficit	-52,900		-47,162
Restricted Funds c/f		572,790	575,689
		<u>£615,563</u>	<u>£630,582</u>
Analysis of Funds			
General Fund	22,773		29,892
General Reserve (Previously overstated)	10,000		20,000
Fabric Reserve (£5,000 added in 2020)	10,000		5,000
Unrestricted Funds Total		£42,773	£54,892
11 Legacy (Eunice Saville)	14,874		71,067
Helping Hands Food Bank	2,463		1,710
Ministry with older people (Jo Tansley)	1,000		-
ESOL (English lessons)	2,762		2,912
Pastoral Fund (after spending of £3,316)	1,359		-
Fairtrade Stall (total incl. cash & stock = £1,528)	332		-
56 Weigall Road	550,000		500,000
Restricted Funds Total		£572,790	£575,689
		<u>£615,563</u>	<u>£630,582</u>

Yi Baylis - Treasurer

Joanne McCrone - Warden

Angela Stebbings - Warden

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2020

Notes to the Accounts to 31 December 2020

	2020 £	2019 £
1. Donations		
Unrestricted		
CAF, Give as You Earn, etc.	3,865	4,040
Remainder declared for Gift Aid reclaim	7,125	2,011
	<u>£10,990</u>	<u>£6,051</u>
Restricted (where funds can only be used for one stated purpose)		
CAF, Give as You Earn, etc.	1,609	3,700
Remainder declared for Gift Aid reclaim	0	0
	<u>£1,609</u>	<u>£3,700</u>
2. Other Miscellaneous Income		
Unrestricted		
Interest	358	924
Fees for Weddings and Funerals	2,109	2,333
	<u>£2,467</u>	<u>£3,257</u>
Restricted		
Interest	88	155
Donations towards the special Christmas outdoor display	230	-
Grant to install wi-fi in GS	500	1,576
	<u>£818</u>	<u>£1,731</u>
3. Repairs & Maintenance		
The Miscellaneous figure includes the bin collection service, alarms & fire security maintenance; also running repairs. Shown below are the larger amounts (> £500):-		
Miscellaneous	2,238	8,039
Work on Extension at Good Shepherd	672	29,016
New War memorial	0	3,936
Sound systems at the Good Shepherd & St Peter's	0	19,123
Goodbox - card reader for Good Shepherd	0	504
Good Shepherd - 'Seasons' gardening services	2,136	2,136
St Peter's - 'Seasons' gardening services	1,680	1,680
Asbestos surveys at the Good Shepherd & St Peter's	0	1,152
Beech tree at the Good Shepherd	3,360	-
5 Year Electrical - Fixed wire Testing	1,440	-
Redecorating vestry	-	-
New office preparations	1,117	-
Refurbishment of 56 Weigall Road	16,152	-
Agreed fabric works at the Good Shepherd	39,370	-
Quinquennial at Good Shepherd	1,149	-
Floor sanding and Sealing at the Good Shepherd	3,984	-
New radiators fitted at Good Shepherd & St Peter's	0	1,672
	<u>£73,298</u>	<u>£67,258</u>
4. Salaries, wages and honoraria		
Wages and salaries		
Administrator	6,125	7,216
Musicians	1,034	3,320
Verger	100	300
HMRC JRS Grant	-1,800	0
(There were no Tax and NIC costs)	<u>£5,458</u>	<u>£10,836</u>
5. Light, Heat, Insurance, etc		
Gas & Electricity	8,376	5,784
Good Shepherd Broadband	121	-
Water	287	126
Insurance	2,723	2,591
Cleaning	8,007	9,645
	<u>£19,514</u>	<u>£18,147</u>

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2020

Notes to the Accounts to 31 December 2020

	2020	2019
	£	£
6. 'Office' Expenses		
Printing & Stationery	786	1,005
Phone & Internet	747	592
Postage	629	512
	<u>£2,161</u>	<u>£2,109</u>
7. Tithe		
Unrestricted		
In past years, the parish has paid a tithe to selected charities. The total amount was calculated at 10% of the total giving during the previous financial year.		
For 2020 the PCC has decided to pay two 'local interest' Charities and give the balance to support less well off parishes in our diocese via the 2021 Parish Support Fund.		
Local - Greenwich Night Shelter	-	500
Local - Children's Society	-	972
Nat'l - Bible Society	-	972
Nat'l - The Church Army	-	972
Inter'l - Christian Aid	-	972
Inter'l - Chaddy Mission	1,000	972
Inter'l - Open Doors	-	500
Inter'l - Overseas Missionary Fellowship	1,500	1,750
Pastoral - Reverse Rett	-	500
	<u>£2,500</u>	<u>£8,110</u>
Restricted		
In addition to the above, during the year, the Parish had a number of specific appeals and collections, among both the congregation and the community as a whole.		
Special collections (other than at Christmas)		
Joanna Britton Memorial Fund	0	0
New War Memorial	0	4,446
Also the collections taken at the four main Christmas services are paid to selected Charities.		
Christmas Collections	This did not happen due to Covid-19 restrictions.	
Helping Hands Food Bank	0	1,576
	<u>-</u>	<u>-</u>
	<u>0</u>	<u>6,022</u>
	<u>£2,500</u>	<u>£14,132</u>
8. Parish House (56, Weigall Road)		
Roof repairs	1,440	-
Replacement of all windows	10,125	-
Redecorating & various works	6,027	-
Kitchen ceiling	-	574
New fence & garden clearance	-	1,450
Miscellaneous	3,833	4,691
	<u>£21,425</u>	<u>£6,715</u>
9. Fixed Assets for use by the PCC		
Tangible fixed assets		
b/f	500,000	
Asset revaluation	50,000	
Freehold Land & Buildings	<u>£550,000</u>	<u>£500,000</u>

The freehold land and buildings comprises the house and garden situated at 56 Weigall Road.
This book value is based on the value estimated by the PCC on the open market at 31 July 2020.

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2020

Notes to the Accounts to 31 December 2020

2020

2019

£

£

10. Curates accommodation at 23 Thornwood Road

We are letting the house in Weigall Road to help fund a larger house in Thornwood to fulfil our obligation to provide accommodation for our curate and her family. She is paying towards the cost of the larger house as this is at their request.

	b/f	-1,582	b/f	-57
Rent from Weigall Road		10,970		18,883
Payment from the Simpsons		8,986		14,870
Rent of Thornwood Road		-19,968		-33,100
Council tax & water rates		-1,599		-2,178
Tenancy extrn. fees		-90		-
Return of deposit		3,600		-
	(Balance)	<u>£317</u>		<u>-1,582</u>

11. Legacy from Eunice Saville

This has been set aside by the PCC to be spent at their discretion.

	b/f	71,067	b/f	113,678
Expenditure				
Sound systems at the Good Shepherd & St Peter's	-			13,594
Work on Extension at Good Shepherd	672			29,016
Refurbishment of 56 Weigall Road	16,152			-
External repairs from the 2015 Quinquennial	<u>39,370</u>			-
		56,193		
		<u>£14,874</u>		<u>£71,067</u>

Accounts agreed by PCC 24.03.21.

J Shepherd (Vicar & Chair of the PCC)

**Parish of the Good Shepherd
with St Peter Lee**

Accounts

**for the year ended
31 December 2020**

with Independent Examiner's Report

Independent Examiner's Report to the Parochial Church Council of the Church of the Good Shepherd with St. Peter, Lee.

I report to the members of the Parochial Church Council (PCC) on my examination of the accounts of the above for the year ended 31 December 2020.

Responsibilities and basis of report

As the members of the Parochial Church Council (PCC) you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



John Howard, FCA
Thornwood Road
Hither Green
London SE13

Date: 12 May 2021

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2020

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds £	Funds Dec-19 £
<u>INCOME</u>					
Voluntary Income					
Planned Giving (for Gift Aid)		62,104		62,104	54,307
Plate Collections		1,940		1,940	5,674
Donations	1	9,990	6,129	16,119	12,939
Tax Rebate (Gift-Aid)		17,058	1,419	18,477	16,084
Other Planned Giving	10	750	8,986	9,736	17,390
Legacy		0		0	0
Other Income					
Fund Raising		93		93	1,259
Hall Hire		14,329		14,329	30,417
Fairtrade Stall		-	4,408	4,408	-
Miscellaneous	2	2,467	4,418	6,885	4,989
Total Income		£108,731	£25,360	£134,091	£143,059
<u>EXPENDITURE</u>					
Diocese					
Diocese for Clergy Stipends, etc.		63,000		63,000	60,000
Curate's house	10	9,071	12,586	21,657	35,278
Buildings and Grounds					
Heat, Light, Cleaning, Insurance	5	19,514		19,514	18,147
Repairs & Maintenance	3	17,104	56,193	73,298	48,135
Sound systems	11	-	-	-	19,123
Services and Mission					
Costs of Services		3,413		3,413	2,863
Salaries, wages and honoraria	4	5,458		5,458	10,836
Fairtrade Stall		-	4,076	4,076	-
Food bank		0	1,209	1,209	4,089
ESOL (English lessons)		-	150	150	88
Mission (inc. Alpha course)		432	-	432	769
Lighting the Lamps - special display		765	-	765	-
General					
Clergy Expenses		295		295	1,340
'Office' Expenses	6	2,161		2,161	2,109
Donations to External Charities	7	2,500	0	2,500	8,110
Youth work		296		296	255
Flowers		244		244	513
Misc.		5,082	4,046	9,128	2,276
Total Expenditure		£129,336	£78,260	£207,596	£213,929
Church Deficit		-20,605	-52,900	-73,505	-70,870
<u>PROPERTY</u>					
Rental Income	10	12,320		12,320	18,883
Expenses	8	3,833		3,833	6,715
-£8,825.05		£8,486	£0	£8,486	£12,167
DEFICIT		-£12,119	-£52,900	-£65,019	-£58,703

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2020

Balance Sheet as at 31 December 2020

	£	2020 £	2019 £
Fixed Assets	9		
Tangible fixed assets		550,000	500,000
Current Assets			
Balance at Bank	12,890		1,420
Deposit with CCLA	50,065		122,618
Thornwood deposit (Repaid Nov. '20)	-		3,600
Debtors & Prepayments	12,871		9,508
		75,825	137,147
<u>Less Current Liabilities</u>			
Creditors & Accruals		10,262	6,565
Current Net Assets		<u>£615,563</u>	<u>£630,582</u>
Representing:			
Unrestricted Funds b/f	54,892		66,433
Deficit / Deficit	-12,119		-11,541
Unrestricted Funds c/f		42,773	54,892
Restricted Funds b/f	575,689		622,851
Asset revaluation	50,000		-
Deficit / Deficit	-52,900		-47,162
Restricted Funds c/f		572,790	575,689
		<u>£615,563</u>	<u>£630,582</u>
Analysis of Funds			
General Fund	22,773		29,892
General Reserve (Previously overstated)	10,000		20,000
Fabric Reserve (£5,000 added in 2020)	10,000		5,000
Unrestricted Funds Total		£42,773	£54,892
11 Legacy (Eunice Saville)	14,874		71,067
Helping Hands Food Bank	2,463		1,710
Ministry with older people (Jo Tansley)	1,000		-
ESOL (English lessons)	2,762		2,912
Pastoral Fund (after spending of £3,316)	1,359		-
Fairtrade Stall (total incl. cash & stock = £1,528)	332		-
56 Weigall Road	550,000		500,000
Restricted Funds Total		£572,790	£575,689
		<u>£615,563</u>	<u>£630,582</u>

Yi Baylis - Treasurer

Joanne McCrone - Warden

Angela Stebbings - Warden

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2020

Notes to the Accounts to 31 December 2020

	2020 £	2019 £
1. Donations		
Unrestricted		
CAF, Give as You Earn, etc.	3,865	4,040
Remainder declared for Gift Aid reclaim	7,125	2,011
	<u>£10,990</u>	<u>£6,051</u>
Restricted (where funds can only be used for one stated purpose)		
CAF, Give as You Earn, etc.	1,609	3,700
Remainder declared for Gift Aid reclaim	0	0
	<u>£1,609</u>	<u>£3,700</u>
2. Other Miscellaneous Income		
Unrestricted		
Interest	358	924
Fees for Weddings and Funerals	2,109	2,333
	<u>£2,467</u>	<u>£3,257</u>
Restricted		
Interest	88	155
Donations towards the special Christmas outdoor display	230	-
Grant to install wi-fi in GS	500	1,576
	<u>£818</u>	<u>£1,731</u>
3. Repairs & Maintenance		
The Miscellaneous figure includes the bin collection service, alarms & fire security maintenance; also running repairs. Shown below are the larger amounts (> £500):-		
Miscellaneous	2,238	8,039
Work on Extension at Good Shepherd	672	29,016
New War memorial	0	3,936
Sound systems at the Good Shepherd & St Peter's	0	19,123
Goodbox - card reader for Good Shepherd	0	504
Good Shepherd - 'Seasons' gardening services	2,136	2,136
St Peter's - 'Seasons' gardening services	1,680	1,680
Asbestos surveys at the Good Shepherd & St Peter's	0	1,152
Beech tree at the Good Shepherd	3,360	-
5 Year Electrical - Fixed wire Testing	1,440	-
Redecorating vestry	-	-
New office preparations	1,117	-
Refurbishment of 56 Weigall Road	16,152	-
Agreed fabric works at the Good Shepherd	39,370	-
Quinquennial at Good Shepherd	1,149	-
Floor sanding and Sealing at the Good Shepherd	3,984	-
New radiators fitted at Good Shepherd & St Peter's	0	1,672
	<u>£73,298</u>	<u>£67,258</u>
4. Salaries, wages and honoraria		
Wages and salaries		
Administrator	6,125	7,216
Musicians	1,034	3,320
Verger	100	300
HMRC JRS Grant	-1,800	0
(There were no Tax and NIC costs)	<u>£5,458</u>	<u>£10,836</u>
5. Light, Heat, Insurance, etc		
Gas & Electricity	8,376	5,784
Good Shepherd Broadband	121	-
Water	287	126
Insurance	2,723	2,591
Cleaning	8,007	9,645
	<u>£19,514</u>	<u>£18,147</u>

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE
Accounts for the Year Ended 31st December 2020

Notes to the Accounts to 31 December 2020

	2020 £	2019 £
6. 'Office' Expenses		
Printing & Stationery	786	1,005
Phone & Internet	747	592
Postage	629	512
	<u>£2,161</u>	<u>£2,109</u>
7. Tithe		
Unrestricted		
In past years, the parish has paid a tithe to selected charities. The total amount was calculated at 10% of the total giving during the previous financial year.		
For 2020 the PCC has decided to pay two 'local interest' Charities and give the balance to support less well off parishes in our diocese via the 2021 Parish Support Fund.		
Local - Greenwich Night Shelter	-	500
Local - Children's Society	-	972
Nat'l - Bible Society	-	972
Nat'l - The Church Army	-	972
Inter'l - Christian Aid	-	972
Inter'l - Chaddy Mission	1,000	972
Inter'l - Open Doors	-	500
Inter'l - Overseas Missionary Fellowship	1,500	1,750
Pastoral - Reverse Rett	-	500
	<u>£2,500</u>	<u>£8,110</u>
Restricted		
In addition to the above, during the year, the Parish had a number of specific appeals and collections, among both the congregation and the community as a whole.		
Special collections (other than at Christmas)		
Joanna Britton Memorial Fund	0	0
New War Memorial	0	4,446
Also the collections taken at the four main Christmas services are paid to selected Charities.		
Christmas Collections	This did not happen due to Covid-19 restrictions.	
Helping Hands Food Bank	0	1,576
	<u>-</u>	<u>-</u>
	<u>0</u>	<u>6,022</u>
	<u>£2,500</u>	<u>£14,132</u>
8. Parish House (56, Weigall Road)		
Roof repairs	1,440	-
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	<u>£21,425</u>	<u>£6,715</u>
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		56,193		
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J Shepherd (Vicar & Chair of the PCC)