

**THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF  
ST MICHAEL'S WANDSWORTH COMMON**

**Diocese of Southwark**

**Charity Number 1185687**



**Report and Accounts**

**For the year ended**

**31 December 2023**

**ST MICHAEL'S, WANDSWORTH COMMON**

**Report and Financial Statements 2023**

**Contents**

---

	Page
Legal and administrative information	2
Report of the Parochial Church Council	3
Independent Examiner's report to the Parochial Church Council	14
Statement of Financial Activities	15
Balance Sheet	16
Notes to the financial statements	17

## ST MICHAEL'S, WANDSWORTH COMMON

### Legal and Administrative Information For the year ended 31 December 2023

---

#### Charity name and number

The Parochial Church Council of the Ecclesiastical Parish of St Michael's Wandsworth Common. Charity number 1185687. The Parish was established in 1881.

#### Principal Address

St Michael's Church and Halls, Cobham Close, London SW11 6SP

#### Members of the PCC

The PCC who served during the year and who were serving at the date of this report were:

<b>Vicar</b>	Reverend Tiffany-Alice Ewins	
<b>Churchwardens</b>	Tom Holmer	(elected APCM 2020)
	Lisa Smellie	(elected APCM 2022)
<b>PCC Secretary</b>	Andrew Davies	(elected APCM 2021)
<b>Treasurer</b>	James Cunningham	(elected APCM 2019)
<b>Elected</b>	Susi Dunn	(elected APCM 2018)
<b>Lay Representatives</b>	Judith Howard	(elected APCM 2018, resigned March 2023)
	Penny Parker	(elected APCM 2018)
	Lisa Smellie	(elected APCM 2020)
	Ebenezer Appiagyei	(co-opted 4 May 2022, elected APCM 2023)
	Mike Bankole	(elected APCM 2023)
<b>Lay Representatives to the Deanery Synod</b>	Judith Howard	(elected APCM 2017, resigned March 2023)

#### Professional Advisers and Agents

<b>Bankers</b>	Lloyds Bank plc	18 Acre Lane, London SW2 5SQ
<b>Independent Examiner</b>	JCS Accountants Ltd	5 Robin Hood Lane, Sutton, Surrey SM1 2SW
<b>Quinquennial Inspector</b>	Hanslip & Company Ltd	The Old Church, Wyke Road, Chichester, Sussex PO19 8HA

## **ST MICHAEL'S, WANDSWORTH COMMON**

### **Report of the Parochial Church Council For the year ended 31 December 2023**

---

The Parochial Church Council of the Ecclesiastical Parish of St Michael's, Wandsworth Common ("PCC") submits its report and financial statements of the PCC for the year ended 31 December 2023. The financial statements have been prepared in the format prescribed by the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP2015 (FRS102)) and the Financial Reporting Standard 102. The legal and administrative information set out earlier in this document forms part of this report.

The PCC works with the incumbent to promote the whole mission of the Church within the Parish. It also has responsibility for maintenance of St Michael's Church and Halls.

#### **1. Structure, Governance and Management**

The Parochial Church Council is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The method of appointment of PCC members is set out in the Church Representation Rules. At St Michael's the PCC consists of the incumbent, churchwardens and members elected by those members of the congregation who are on the electoral roll. All those who attend our services are encouraged to register on the electoral roll and stand for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance to the parish, including deciding how the funds of the PCC are to be spent.

The full PCC met 6 times during the year. The Standing Committee, consisting of the incumbent, Churchwardens, Secretary and Treasurer, meets in intervening months when there is no PCC meeting. All PCC minutes are available at the Church.

The electoral roll is updated annually and totally refreshed every 6 years. That exercise was last completed in 2019 for St Michael's. The updated electoral roll in 2019 was 37 and this stood at 57 in 2023.

The PCC maintains a Risk Register which is reviewed regularly and is satisfied that there are procedures in place to mitigate major risks faced by the PCC in its primary mission of promoting the whole mission of the Church and its responsibility for the fabric of the buildings. The key areas of risk and the associated controls are set out below.

**Governance** – the PCC is the board of trustees for St Michael's Church and meets regularly. At these meetings, the PCC make decisions on the running of the church and deal with the associated risks. Guidance and policies (particularly on safeguarding) come from the Diocese of Southwark. The PCC is responsible for strategy, planning, managing conflicts of interest and employment of staff.

## **ST MICHAEL'S, WANDSWORTH COMMON**

### **Report of the Parochial Church Council For the year ended 31 December 2023**

---

Two Churchwardens are elected for a term of office of one year, as the representatives of the Bishop to oversee the Church building and contents, and to assist the vicar.

**Operational** – the day-to-day operations of the Church are run under the direction of the vicar, who has operational and managerial responsibility for two part-time members of staff and any volunteers. The church building and halls provide space for worship, community work and activity. There is a programme of regular maintenance on the buildings and a Quinquennial inspection of the fabric is undertaken by an architect every five years with the results guiding the plan for any remedial work. The next inspection will take place in 2024. The work of the church, over and above conditions set by the Church of England, is governed by St Michael's Mission Action Plan. The Church runs activities for young people and has both children and vulnerable adults taking part in activities on the premises. It has a safeguarding policy designed by the Church of England / Diocese of Southwark. To meet compliance with GDPR there is a privacy notice on the church website and training in cyber security has been provided for the Parish Project Manager who deals with the records. A regular status update report is circulated to the standing committee highlighting progress on work and activities.

**Financial** - the Church is reliant on donations from the congregation and rental income from the hire of its buildings. An annual budget is prepared that takes a conservative approach to income and a prudent view on expenditure. Monthly accounts are reviewed, and future expenditure can be reduced if necessary. Financial controls are in place to prevent misuse of funds, including all payments requiring two authorisers. An annual budget is produced and approved by the PCC and APCM and the accounts are verified by an independent examiner. The PCC is responsible for the maintenance of the church buildings and halls which are the property of the Diocese.

**Environmental or external factors** – the Church has links with many external organisations, including local schools and businesses. This work has been led and developed by the vicar in conjunction with the PCC and includes relations with Glass Door, The St Michael's Community Gospel Choir, local state and private primary schools, and Bolingbroke Academy. Risks in this area are mitigated by keeping control on the projects, and by application of the safeguarding policy.

## **2. Objectives, Activities and Strategies**

The PCC's objective is promoting the whole mission of the Church and it also has responsibility for the maintenance of St Michael's Church and Halls.

The PCC is committed to enabling as many people as possible to worship at the church and for all members of the community to benefit from the spaces we have.

When planning our activities for the year, we have considered the Charity Commission's guidance on public benefit. We try to enable ordinary people to live out their faith as part of our parish community through:

- Worship and prayer
- Learning about the Gospel

## ST MICHAEL'S, WANDSWORTH COMMON

### Report of the Parochial Church Council For the year ended 31 December 2023

---

- Mission and outreach work
- Provision of pastoral care for people living, working or studying in the parish

To facilitate this work, it is important that we maintain the fabric of St Michael's Church and Halls.

### 3. Review of the Year

#### Mission Action Planning ("MAP")

In 2023 the MAP work continued with a focus on our values:

1. Directed by Jesus
2. Attentive to need
3. Offering what's in our hands
4. Thankful
5. Enabling all ages to participate
6. Developing a culture of "try."

In April 2023 the vicar was asked to step in to help with the final year of training of a St Mellitus ordinand. This unexpected task has been a joy for the church and we have benefitted from the company, energy and gifts of Reema Shinhmar who has been part of the staff team since May 2023.

#### Services

10am Holy Communion is our principal Sunday service.

On the 4th Sunday of the month our 10am service becomes an all-age Service of The Word which starts with croissants and pastries and ends with coffee.

A children's group now meets on the first Sunday of each month as part of the 10am service, returning at the end to share what they have learnt or done with the whole congregation. Our thanks go to Charlie Burnell and Juliegh Appiagyei for running this group which allows the children to build their faith while developing friendships.

On Tuesdays, there is a Holy Communion service at 1pm in the Lady Chapel. Introduced in 2021 after the pandemic, this has become firmly established as part of the weekly pattern of services with a small loyal group of worshippers.

We also started a monthly Thursday evening sung worship service. This has been mostly led by our 20-30's group and provides an informal meeting for sung worship and prayer in the church building.

Our TIMS dementia friendly service for older people which originally linked in with our partnership with RegenerateRise now forms part of our Sparkle offer to older member of the community and takes place weekly.

## **ST MICHAEL'S, WANDSWORTH COMMON**

### **Report of the Parochial Church Council For the year ended 31 December 2023**

---

We continued to have visiting speakers on a Sunday morning and this year they came from the following organisations:

- St Paul's Brixton
- Battersea Deanery
- Compassion

In 2023 we held no weddings, 3 baptisms, 3 funerals and 1 memorial service in the church building.

#### Small Groups

St Michael's has a regular programme of small groups that meet throughout the week that allow people to interact, develop friendships and discuss and strengthen their Faith.

The Bible Study Group meets weekly on Mondays at the church.

During 2023 there was a drop-in prayer meeting held on Wednesday afternoons in the Lady Chapel. In November a monthly prayer meeting was added at 7.15am on Tuesdays via Zoom.

On the second Sunday of most months, the Walk and Talk group meets after the morning service and walks across the Common, usually to the County Arms, to discuss the sermon, day to day news and their experiences, building friendships through the process.

During Lent 2023, Tom Holmer led a course on the book 'Forgotten God' by Francis Chan at his home.

In the summer of 2022, we encouraged people to join with one another on 'being together' trips to grow friendships and share faith stories. This was repeated in 2023 with events to appeal to a wide range and included a pub quiz, a pilgrimage to Salisbury Cathedral, a classical concert, a riverside walk, and a children's trip to Go Ape.

In the Autumn, the PCC piloted the 'Being With' course over 10 Wednesday evenings, led by Tif Ewins and Reema Shinmar. The feedback was helpful and we intend to do the course more widely in 2024.

A Twenties and Thirties group started meeting in the year and have enjoyed meeting weekly for Bible study, prayer and a chance to talk and learn together.

#### Outreach

The carer and baby group meets on Mondays and has become established as a regular part of the local activities for this section of our community. The session lasts one and half hours and is an opportunity for up to twenty-five adults to meet with their children. Regular weekly attendance is now approximately 20 adults and 20 children.

## **ST MICHAEL'S, WANDSWORTH COMMON**

### **Report of the Parochial Church Council For the year ended 31 December 2023**

---

We continued to run assemblies for the local primary schools and some RE lessons. The RE lessons are now being requested by two local primary schools. One of these still like the format of "what is inside a church and what does it tell us about what Christians believe." The other school likes the idea of "Big Questions," such as "Do people really understand the true meaning of Christmas?" During Advent, the Church hosted 8 local schools, some on multiple days, for their Christmas services and concerts. We estimate that well over 3,000 people were welcomed during that period.

We were visited by donkeys for Palm Sunday and again in Advent with free rides offered to children as part of the Northcote Road Christmas Lights switch on, when we handed out Christmas cards with service details. Our presence with the donkeys at the latter event is now an established tradition, anticipated by local children and parents.

The Good Friday Walk of Witness returned for the second time since Covid, with members of the congregation joining with other churches to carry a Cross from St Michael's to Clapham Junction stopping for hymns, prayers and readings along the route.

We continued to hold services on Wandsworth Common to be visible to the wider community and to enjoy God's creation. Our earliest was the dawn service on Easter Sunday, while the largest was our Carols on the Common on Christmas Eve led by a brass ensemble which attracted a congregation of over 250.

With the Church office open weekdays Monday to Thursday, the church was available for private prayer during office hours.

#### Kids Skills

In November 2022, we started a new weekly group open to 7 to 11 year olds called 'Kids Skills' and 2023 saw a full programme of activities. The group meets on a Thursday and each half term focuses on a different life skill. Open to anyone in the community, the skills covered in 2023 were Leadership, Mental Health, Physical Fitness, Cooking and Performance Skills. Each session ends with a reflection on what has been learned and how that relates to growing faith in Jesus Christ. In addition, there was a trip to Go Ape in Battersea Park and a visit to the Houses of Parliament hosted by Marsha de Cordova - our MP.

#### Gospel Choir

The St Michael's Community Gospel Choir led by Cecilia Wickham-Anderson is now five years old and goes from strength to strength. The choir, open to anyone whether members of the church or not, meet to rehearse on Mondays. Regular numbers are 25 members. The choir perform at services during the year including Remembrance Sunday and the Carol Service. They also performed a concert in the Church to mark Black History Month. The Choir participated in three external events,



**ST MICHAEL'S, WANDSWORTH COMMON**  
**Report of the Parochial Church Council**  
**For the year ended 31 December 2023**

---

singing to prisoners at Wandsworth Prison as part of a service of worship, giving a concert for residents at a local care home and leading carol singing at a local street party.

Battersea Welcomes Refugees (BWR)

Battersea Welcomes Refugees began to help connect landlords with the scheme run by Wandsworth Council which brings vulnerable people from Syria to Wandsworth so that they could be housed. Once here, BWR provided a contact person to help the family with school issues, language learning, transport, translations, medical appointments, shopping; a whole range of things that enable them to settle well in the area. That work continues, but since the resettlement of Afghan refugees in the aftermath of the withdrawal from Afghanistan, and since the war in Ukraine, BWR's work has increased to work with Afghan families and to support hosts of Ukrainian refugees. BWR hosts parties and gatherings and provides grants or gifts for things like training, holiday clubs, business opportunities and outings. BWR is supported by 7 local churches and St Michael's provide 3 volunteers in key roles. The BWR committee meet monthly to steer the group and remain updated on the progress of the families.

St Michael's hosted a lunch for Ukrainian refugees in March and a summer party for Battersea Welcomes Refugees families and volunteers in July. This summer party was attended by the Mayor of Wandsworth.

Sparkle

St Michael's worked in partnership with RegenerateRise since 2017 to provide a day centre for older members of the community. Unfortunately, due to funding, RegenerateRise decided to consolidate their services at their site in Putney from the end of March 2023. A service of thanksgiving for the work of the Day Centre was held with staff, volunteers and users of the service to mark the occasion. We wish RegenerateRise continued success as it caters for the needs of its users in Putney. The PCC view ministry to the older members of the community to be a key part of its mission and took the opportunity to reflect on what we could offer. St Michael's was delighted to launch Sparkle, an intergenerational initiative, on Wednesdays beginning in June. Building on a programme developed by a neighbouring church, St Michael's and St Stephen's in Southfields, and using the services of Emma Chisholm who leads that initiative, the weekly session sees the older generation meet, then sing or do a craft with children from one of two local nursery schools, take part in an exercise class, have a soup lunch, and then engage with children from one of our local junior schools as they learn together about (so far) the police, the environment, or values such as being different is ok.

This activity was supported by grants from Fresh Expressions, Enable Leisure and Culture, Wandsworth Borough Council and the Wandsworth Fund.

Glass Door

St Michael's have financially supported Glass Door, a charity that partners with churches and community centres to give shelter and support to homeless in London, over recent years.

## **ST MICHAEL'S, WANDSWORTH COMMON**

### **Report of the Parochial Church Council For the year ended 31 December 2023**

---

In 2022, we were asked if we could provide facilities to feed and accommodate up to 25 homeless people once per week over the winter months. The first guests were welcomed on 7th December 2022 with volunteers from St Michael's and the local community as well as the staff from Glass Door. The first season ended in March and the second season commenced at the beginning of November. Lara Hagggar marshals the four volunteer teams who alternate weeks. All have found it very rewarding to participate in cooking, serving and talking to our guests.

#### Wandsworth Citizens

St Michael's are members and supporters of Wandsworth Citizens and the Vicar sits on the Wandsworth Citizens leaders' forum that meets every 6 weeks. During 2023 we were involved in the recruitment of the new Wandsworth Citizens Organiser and the alliance grew with the membership of Roehampton University.

#### Other Community Use of the Buildings

Two nurseries rent space during term time and offer early years education. The Nightingale Montessori nursery use the Upper Hall while Little Learners use the Crypt.

The 1<sup>st</sup> and 2<sup>nd</sup> South Battersea Brownies meet on Tuesdays in the Upper Hall.

Our other regular users include piano lessons, karate, ballet (for both the young and the old) yoga and fitness classes.

We have children's parties most weekends in the Upper Hall with more people becoming aware of the spaces available for hire while the lower halls have hosted wreath making and other community activities.

#### Eco-church

Recognising the current climate challenges, St Michael's is on a journey to become an eco-church measuring itself through A Rocha's programme. We currently have a Bronze Award but are working towards improving our carbon footprint both as a group of people and through our buildings. The installation of the electric Ecomiser heating system allowed the removal of the old gas boiler for the Church building, reducing our use of fossil fuels as our electricity is from renewable sources.

#### Office Administration

Sarah Taylor, Parish Projects Manager, continues to make a significant contribution in managing regular bookings, progressing key building projects and managing risk assessments to allow the buildings to be open and for use. The Ecomiser heating project took up a significant amount of her time in 2023. A monthly update keeps the PCC appraised of progress.

Janet Lindsay, Party Bookings Administrator, handles all the ad hoc hires and ensures the building is clean and tidy for use.

## **ST MICHAEL'S, WANDSWORTH COMMON**

### **Report of the Parochial Church Council**

**For the year ended 31 December 2023**

---

#### Property and Equipment

The last Quinquennial inspection was undertaken in 2019 with the next one due in 2024. The inspection informs the long-term repair and maintenance programme for the church and halls. A number of the issues highlighted in the 2019 inspection have been dealt with and we await the 2024 report to help decide future priorities.

The main expenditure on the building in 2023 was related to preparing the halls and kitchen for the launch of Sparkle and the installation of the Ecomiser heating system.

The main kitchen in the lower hall was reequipped with a fridge, freezer, dishwasher and other items for cooking and eating. This was paid for by a grant from Wandsworth Borough Council and redecoration done by volunteers. The lower halls and toilets also received attention including the installation of acoustic panels, supported by The Wandsworth Fund. In December the old gas oven needed urgent replacement as a routine inspection found it was leaking gas. It was replaced with a modern electric oven with induction hob.

The church building's heating system was replaced. The old gas boiler and associated pipework and radiators were removed and the electrical Ecomiser was installed in October 2023 with work continuing to connect it to the power supply up until the end of the year. The church is warm and the system works well. As a result, more of our energy use is from renewable sources with gas only used for the hall heating.

#### **4. Financial Review**

##### Financial Activity and Position

St Michael's main sources of income are voluntary donations and lettings income from use of the Church and the Halls. Total unrestricted income for the year amounted to £167,788 (2022: £162,926) while restricted income was £58,253 (2022: £29,309). Restricted income increased due to grants from Wandsworth Borough Council and The Wandsworth Fund towards refitting the kitchen and lower halls to allow Sparkle, the new intergenerational service, to start and an appeal for funds towards the new heating system which was supported by a grant from The Rank Foundation and the congregation.

Donations, before income tax was reclaimed, increased to £92,947 (2022: £81,897) due mainly to the donations to the heating system fund mentioned above. Excluding that appeal, donations were very slightly down.

Income tax reclaimed increased to £30,277 (2022: £17,220) given the level of donations with Gift Aid for the heating system. This year the PCC joined the Parish Giving Scheme, an online system run by the Church of England which simplifies the collection of gift aid on both regular giving and one off gifts. The majority of regular givers have now migrated to the scheme.

## **ST MICHAEL'S, WANDSWORTH COMMON**

### **Report of the Parochial Church Council For the year ended 31 December 2023**

---

Lettings income declined to £71,584 (2022: £77,594) due to the departure of RegenerateRise and a summer school hire in 2022 that did not repeat. There remained a good range of regular hirers and strong demand for the use of the halls for parties and other one off activities. A Ceilidh held in January for Burns Night raised funds as well as bringing the congregation and friends together while there was also income as a result of the Kids Skills courses and the Pilgrimage to Salisbury.

Total expenditure increased slightly to £189,423 (2022: £184,108) due to activity levels within the building and increased maintenance and utility costs. Restricted expenditure was £14,903, of this £9,618 was expenditure on readying the halls and kitchen for the launch of Sparkle. Mission and Evangelism spend rose to £23,696 (2022: £13,857) due to the launch of Sparkle which was supported by Restricted Funds of £3,965. The other main Mission and Evangelism expenditures were to support the Gospel Choir, the Kids Skills programme and the Glass Door service.

Diocesan Parish Share increased to £12,600 (2022: £11,000) while other charitable giving of £15,684 (2022: £20,565) reduced as support for RegenerateRise ended with their departure and our provision for the older generation moved "in house". Expenditure on the building reduced. Major repairs, representing costs for removing the old heating system, were £15,534 (2022: £44,575) with no project of the scale of the Upper Hall windows undertaken in 2022. Minor repairs and maintenance however increased to £24,075 (2022: £15,721) as we continued to address minor repairs within the Victorian buildings. Utility costs rose to £19,734 (2022: £15,312) reflecting the full year impact of rising gas and electrical costs first experienced in 2022. Clergy and staff expenses increased to £1,429 (2022: £1,235) reflecting more pastoral visits and other activities as we benefited from the presence of the ordinand in training. Salaries and honoraria increased to £14,546 (2022: £11,521) due to the full year effect of the appointment of the Party Bookings Administrator in November 2022.

Depreciation was £15,522 (2022: £15,394), not rising significantly despite the fixed asset purchases as the most significant occurred in the last quarter.

We ended the year with a surplus of £36,619 (2022: £8,127) given the heating system donations which contributed to the fixed asset purchase and there was a Restricted Funds balance of £18,207 at the end of the year.

Expenditure on fixed assets was £55,303 which included the new Ecomiser heating system (£47,361). The balance was the purchase of equipment to re-equip the kitchen ahead of the launch of Sparkle.

#### Reserves Policy

It is PCC policy to try to maintain a balance on free reserves, i.e. those unrestricted funds not invested in tangible fixed assets or long term investments, to at least 4 months' unrestricted payments but excluding external charitable giving and discretionary repairs and redecoration as these can be ceased should circumstances require.

## **ST MICHAEL'S, WANDSWORTH COMMON**

### **Report of the Parochial Church Council For the year ended 31 December 2023**

---

This is calculated at approximately £39,000. Current reserves are significantly higher but continue to reflect projects planned, both redecoration of the church following the Ecomiser installation and the funding of Sparkle through its start up phase.

#### Investment Policy

Funds are currently held in a Lloyds Bank current account, a Lloyds Bank savings account and a CBF Church of England Deposit Fund.

### **5. Plans for the Future**

In 2024, St Michael's will continue to work to be a welcoming church and develop initiatives underway since 2019:

- Extending and deepening relationships with schools
- Using the flexibility of the building from the stackable seating in the church to increase use by the local community
- Growing the Community Gospel Choir and other community engagement activities
- Continue to work towards becoming an Eco-church, having made the next step forward with the replacement of the church gas boiler.
- Encourage all members of the congregation to participate in one of the many groups or activities in addition to attending Sunday services.
- Continue the provision of services to the older generation through the development of the Sparkle intergenerational session.
- Establish the new Glass Door service as a key part of St Michael's activities.
- Grow a peer group of church and local children who have fun and are growing in faith.
- To continue our alliance with Wandsworth Citizens as a way of training young leaders and engaging with local and national issues, such as mental health provision

### **6. Responsibilities of Trustees for the Financial Statements**

The PCC is responsible for preparing the report and the financial statements in accordance with applicable law and the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Church Accounting Regulations 2006 require the PCC to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the PCC and of its financial activities for that period. In preparing those financial statements, the PCC is required to:

- Select suitable accounting policies and apply them consistently
- Observe the methods and principles of the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable standards have been followed, subject to any departures disclosed and explained in the financial statements

## **ST MICHAEL'S, WANDSWORTH COMMON**

### **Report of the Parochial Church Council For the year ended 31 December 2023**

---

- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the activities of the charity will continue

The PCC is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Council and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the governing document, the Parochial Church Council Powers Measure and the Church Representation Rules. The PCC is also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **7. Approval**

The report of the PCC was approved by the PCC on 1<sup>st</sup> March 2024 and signed on its behalf by:



**Revd. Tiffany-Alice Ewins**  
**Chair**



**ST MICHAEL'S, WANDSWORTH COMMON**  
**Independent Examiner's Report to**  
**Parochial Church Council of St Michael's, Wandsworth Common**

---

I report to the charity trustees on my examination of the accounts of the Parochial Church Council of St Michael's, Wandsworth Common (the Church) for the year ended 31 December 2023 set out on pages 15 to 25.

**Responsibilities and basis of report**

As the charity's trustees 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 Church's accounts as 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 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 Church 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 Report) 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; or
4. the accounts have not been prepared in accordance with the methods and principles of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102)

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.



Miriam Hickson CTA FCA  
Jacob Cavenagh & Skeet  
5 Robin Hood Lane  
Sutton  
Surrey  
SM1 2SW

Date: 6 March 2024

# ST MICHAEL'S, WANDSWORTH COMMON

## Statement of Financial Activities (including income and expenditure account) For the year ended 31 December 2023

	Note	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total 2023 £	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total 2022 £
<b>Income from:</b>	2						
Donations and Legacies		91,575	58,253	149,828	84,543	29,309	113,852
Charitable Activities		108	-	108	285	-	285
Other trading activities		75,589	-	75,589	78,094	-	78,094
Other income		-	-	-	-	-	-
Investments		517	-	517	4	-	4
<b>Total Income</b>		<b>167,789</b>	<b>58,253</b>	<b>226,042</b>	<b>162,926</b>	<b>29,309</b>	<b>192,235</b>
<b>Expenditure on:</b>							
Raising Funds	3	12,003	-	12,003	7,973	-	7,973
Charitable Activities	4	162,517	14,903	177,420	159,051	17,084	176,135
<b>Total Expenditure</b>		<b>174,520</b>	<b>14,903</b>	<b>189,423</b>	<b>167,024</b>	<b>17,084</b>	<b>184,108</b>
<b>Net Income/(Expenditure)</b>		<b>(6,731)</b>	<b>43,350</b>	<b>36,619</b>	<b>(4,098)</b>	<b>12,225</b>	<b>8,127</b>
Transfer between funds		37,643	(37,643)	-			-
<b>Net movement in funds</b>		<b>30,912</b>	<b>5,707</b>	<b>36,619</b>	<b>(4,098)</b>	<b>12,225</b>	<b>8,127</b>
<b>Reconciliation of Funds</b>							
Total funds brought forward		128,389	12,500	140,889	132,487	275	132,762
<b>Total funds carried forward</b>		<b>159,301</b>	<b>18,207</b>	<b>177,508</b>	<b>128,389</b>	<b>12,500</b>	<b>140,889</b>



# ST MICHAEL'S, WANDSWORTH COMMON

## Balance Sheet

As at 31 December 2023

	Note	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total 2023 £	Total 2022 £
<b>Fixed Assets</b>					
Tangible Assets	7	84,765	-	84,765	44,985
<b>Current Assets</b>					
Debtors	8	3,389	-	3,389	9,887
Prepayments		446	-	446	1,562
Cash at Bank and in Hand		86,787	18,207	104,994	122,342
		90,622	18,207	108,829	133,791
<b>Creditors - Amounts Falling Due Within One Year</b>	9	16,086	-	16,086	37,887
<b>Net Current Assets</b>		74,536	18,207	92,742	95,905
<b>Net Assets</b>		159,301	18,207	177,508	140,889
<b>Represented by</b>					
Restricted Funds	11	-	18,207	18,207	12,500
Unrestricted Income Funds		159,301	-	159,301	128,389
<b>Total Funds</b>		159,301	18,207	177,508	140,889

The financial statements were approved by the PCC on 1st March 2024 and signed on its behalf by:



**James Cunningham**  
Treasurer

## **ST MICHAEL'S, WANDSWORTH COMMON**

### **Notes to the Financial Statements For the year ended 31 December 2023**

---

#### **1. Accounting Policies**

The Parochial Church Council of the Ecclesiastical Parish of St Michael's Wandsworth Common. (Charity number 1185687). The Parish was established in 1881. Its principal address is St Michael's Church and Halls, Cobham Close, London, SW11 6SP.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the accounts are as follows:

##### **Basis of Accounting**

The financial statements have been prepared under the Charities Act 2011 and in accordance with the Charities Statement of Recommended Practice (Charities SORP (FRS102)) and Financial Reporting Standard 102 (FRS 102). The financial statements are drawn up on the historical cost basis of accounting.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible for in law. The financial statements have been prepared in pounds sterling and rounded to the nearest £1.

The PCC meets the definition of a public benefit entity under FRS 102.

##### **Going Concern**

There are no material uncertainties about the charity's ability to continue and accordingly the accounts have been drawn up on a going concern basis.

##### **Funds**

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

Restricted funds comprise revenue donations or grants for a specific PCC activity intended by the donor.

##### **Income recognition**

Voluntary income, donations and the income tax reclaimed on gift aided donations are accounted for once the PCC has entitlement to the income, it is probable the income will be received, and the amount of the income receivable can be reliably measured. Grant income is accounted for in the period that it is received.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

## ST MICHAEL'S, WANDSWORTH COMMON

### Notes to the Financial Statements

For the year ended 31 December 2023

---

#### **Expenditure recognition**

Expenditure is accrued as soon as a liability is considered probable, and the amount can be measured reliably. The PCC is not registered for VAT and accordingly expenditure includes VAT where appropriate. All support and governance costs are included in charitable activities. Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the church.

#### **Tangible Fixed Assets**

##### *Consecrated land and buildings and movable church furnishings*

Consecrated land or benefice property is excluded from the accounts by Section 10 of the Charities Act 2011.

Moveable church furnishings which are held by the churchwardens on special trust for the PCC and require a faculty for disposal are accounted for as inalienable property unless consecrated.

For inalienable property prior to 2015 there is insufficient cost information available and therefore such assets are not valued in the accounts. None have been acquired since that date.

All expenditure incurred by the PCC on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is expensed within the Statement of Financial Activities.

##### *Other Furniture, Fixtures, Fittings and Equipment*

The cost of other furniture, fittings and equipment are depreciated on a straight-line basis over the effective useful life of the asset:

Fittings and Fixtures	15 years
Plant and Machinery	15 years
Furniture, Office and Computer Equipment	5 Years

From 1<sup>st</sup> January 2019, only assets over £500 are capitalised with items under this value expensed.

##### *Debtors*

Debtors are included at the settlement amount due less provisions for doubtful debts.

##### *Cash at bank and in hand*

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the opening of the deposit.

##### *Creditors and Provisions*

Creditors and provisions are recognised where the PCC has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle

## ST MICHAEL'S, WANDSWORTH COMMON

### Notes to the Financial Statements

For the year ended 31 December 2023

the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

### 2. Income

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total 2023 £	Total 2022 £
Donations and Legacies				
Offerings and Donations	66,614	26,333	92,947	81,897
Income tax reclaimed	24,961	5,316	30,277	17,220
Legacies	-	-	-	-
Grants	-	26,604	26,604	14,735
	<u>91,575</u>	<u>58,253</u>	<u>149,828</u>	<u>113,852</u>
Charitable Activities				
Fee Income	108	-	108	285
Other trading activities				
Lettings income	71,584	-	71,584	77,594
Social and Musical events	2,727	-	2,727	-
Other trading income	1,278	-	1,278	-
	<u>75,589</u>	<u>-</u>	<u>75,589</u>	<u>78,094</u>
Investments				
Bank interest	517	-	517	4
Other Income	-	-	-	-
Total	<u>167,789</u>	<u>58,253</u>	<u>226,042</u>	<u>192,235</u>

### 3. Expenditure on Raising Funds

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total 2023 £	Total 2022 £
Professional advice for lettings	-	-	-	-
Cleaning of halls	10,211	-	10,211	5,148
Social and Musical Events	1,224	-	1,224	135
Grant writing services	-	-	-	1,680
Contact payment device lease	288	-	288	282
Other	280	-	280	728
	<u>12,003</u>	<u>-</u>	<u>12,003</u>	<u>7,973</u>

# ST MICHAEL'S, WANDSWORTH COMMON

## Notes to the Financial Statements

For the year ended 31 December 2023

### 4. Expenditure on Charitable Activities

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total 2023 £	Total 2022 £
Cost of services	6,665	-	6,665	4,771
Mission and Evangelism Projects	18,411	5,285	23,696	13,857
Diocesan Parish Share	12,600	-	12,600	11,000
Charitable giving	15,684	-	15,684	20,565
Employers National Insurance	-	-	-	19
Salaries, wages and honoraria	14,546	-	14,546	11,521
Staff Training	928	-	928	513
Expenses (of Clergy, staff, etc)	1,429	-	1,429	1,235
Travel	467	-	467	219
Major repairs and redecoration to the Church	15,534	-	15,534	44,574
Building minor repairs and maintenance	14,457	9,618	24,075	15,721
Church Utility Bills	19,734	-	19,734	15,312
Cleaning	6,312	-	6,312	6,088
Hall running costs	1,212	-	1,212	339
Insurance	5,599	-	5,599	5,329
IT Software and Consumables	3,250	-	3,250	2,304
Subscriptions	2,316	-	2,316	2,589
Telephone & Internet	4,849	-	4,849	2,457
Office Supplies	1,225	-	1,225	930
Bank fees	10	-	10	6
Depreciation	15,522	-	15,522	15,394
	<b>160,749</b>	<b>14,903</b>	<b>175,652</b>	<b>174,742</b>
Governance Costs				
Independent Examination Fee	1,768	-	1,768	1,393
Total Expenditure - charitable activities	<b>162,517</b>	<b>14,903</b>	<b>177,420</b>	<b>176,135</b>

### 5. Expenditure - Employee Emoluments

In addition to the many volunteers who give their time to the church there were 2 employees (2022:2) in the year whose costs are included within the Expenditure on Charitable Activities. There were no leavers or joiners.

The incumbent's position is non-stipendiary.

	2023 £	2022 £
Gross Salaries	14,270	11,311
Employer's National Insurance (net of Employer's Allowance)	-	18
Pension Costs	276	210
	<b>14,546</b>	<b>11,539</b>

No employee received remuneration (including employee benefits) exceeding £60,000 (2022: nil).

## ST MICHAEL'S, WANDSWORTH COMMON

### Notes to the Financial Statements

For the year ended 31 December 2023

#### 6. Expenditure – Charitable Giving

In addition to the money given to the Diocese through the Parish Support Fund, the PCC made the following donations:

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total 2023 £	Total 2022 £
Junction Community Trust -Wandsworth Foodt	3,742	-	3,742	4,188
Batterseas Deanery Synod - for CofE sponsored schools in the Deanery	1,750	-	1,750	1,500
Stand Out	1,350	-	1,350	1,100
Glass Door	1,250	-	1,250	1,000
Katherine Low Settlement	1,000	-	1,000	1,000
St Mellitus College	1,000	-	1,000	750
Middle East Media	750	-	750	750
A Rocha	750	-	750	500
Waste Not Want Not	650	-	650	500
St Augustine's College	650	-	650	500
Church Pastoral Aid Society	650	-	650	500
Regenerate-RISE	492	-	492	5,856
The Scripture Union	450	-	450	250
The Bible Society	450	-	450	250
St Luke's Healthcare	450	-	450	250
Compassion UK	250	-	250	250
Firefly International	50	-	50	-
Stem4	-	-	-	563
Africa Inland Mission	-	-	-	500
Mercy Ships	-	-	-	250
DEC - Ukraine Appeal	-	-	-	108
	<u>15,684</u>	<u>-</u>	<u>15,684</u>	<u>20,565</u>

# ST MICHAEL'S, WANDSWORTH COMMON

## Notes to the Financial Statements

For the year ended 31 December 2023

### 7. Tangible Fixed Assets

	Furniture, Fixtures and Fittings £	Computer and Office Equipment £	Plant and Machinery £	Total £
<b>Cost or Valuation</b>				
At 1st January 2023	84,893	2,534	1,528	88,955
Additions	-	-	55,303	55,303
Disposals	-	(595)	-	(595)
At 31st December 2023	<u>84,893</u>	<u>1,939</u>	<u>56,831</u>	<u>143,662</u>
<b>Depreciation</b>				
At 1st January 2023	41,491	2,318	161	43,970
Charge for the Year	14,729	216	577	15,522
Disposals	-	(595)	-	(595)
At 31st December 2023	<u>56,220</u>	<u>1,939</u>	<u>739</u>	<u>58,897</u>
<b>Net Book Value</b>				
At 31st December 2022	<u>43,402</u>	<u>216</u>	<u>1,366</u>	<u>44,985</u>
At 31st December 2023	<u>28,673</u>	<u>-</u>	<u>56,092</u>	<u>84,765</u>

### 8. Debtors

	2023 £	2022 £
HMRC	1,532	4,784
Lettings receivable	1,298	2,230
Other	559	2,873
	<u>3,389</u>	<u>9,887</u>

### 9. Creditors – amounts falling due within one year

	2023 £	2022 £
Accruals	2,332	2,665
Deferred Income	1,730	1,156
Taxation and social security	265	179
Other creditors	11,759	33,887
	<u>16,086</u>	<u>37,887</u>

## ST MICHAEL'S, WANDSWORTH COMMON

### Notes to the Financial Statements For the year ended 31 December 2023

#### 10. Related Party Transactions

PCC members are not remunerated and no PCC member was reimbursed during the year for expenses in relation to their work as trustees (2022: nil).

Payments for reimbursement of expenses incurred on church business of £3,616 (2022 £3,588) were paid to 4 (2022: 4) charity trustees during the year. These were broken down as follows:

	2023	2022
	£	£
IT Software and Consumables	96	96
IT equipment		600
Telephone and Broadband	1,070	1,157
Subsistence	419	270
Supplies for services	372	402
Gifts and Entertaining	522	329
Travel	84	94
Training	158	604
Mission and Evangelism		36
Building maintenance	354	
Cost of generating funds	541	
	<u>3,616</u>	<u>3,588</u>

During the year, unrestricted income of £56,931 (2022: £53,682) and restricted income of £24,875 (2022: £10,000) were received from members of the PCC or their related parties.

The PCC made a donation of £1,350 (2022: £1,100) to StandOut, Registered Charity 1177813, of which Penny Parker is the Chief Executive. The StandOut Programme offers a unique opportunity to people preparing for release from prison by equipping them with the tools, skills and mindsets needed to apply for work so they can re-engage with society with confidence. StandOut is active locally in HMP Wandsworth.

The PCC also made a donation of £750 (2022: £750) to Middle East Media, Registered Charity 271373 where a relative of a PCC member is a Trustee. Middle East Media are producers of indigenous Christian media content that, as God enables, helps move people in the Middle East towards life-transforming faith in Jesus Christ.



## ST MICHAEL'S, WANDSWORTH COMMON

### Notes to the Financial Statements

For the year ended 31 December 2023

#### 11. Restricted Funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	At 1st January 2023 £	Income	Expenditure	Transfers	At 31 December 2023 £
Gospel Choir Fund	-	520	520	-	-
Worship Fund	-	-	-	-	-
Church & Hall Restoration Fund	12,500	18,186	9,618	5,000	16,068
Utilities Fund	-	-	-	-	-
Mission Fund	-	800	800	-	-
Intergenerational Fund	-	6,104	3,965	-	2,139
Heating System Fund	-	32,643	-	32,643	-
	<u>12,500</u>	<u>58,253</u>	<u>14,903</u>	<u>37,643</u>	<u>18,207</u>

  

	At 1st January 2022 £	Income	Expenditure	Transfers	At 31 December 2022 £
Gospel Choir Fund	-	562	562	-	-
Worship Fund	275	-	275	-	-
Church & Hall Restoration Fund	-	27,347	14,847	-	12,500
Utilities Fund	-	1,400	1,400	-	-
Mission Fund	-	-	-	-	-
	<u>275</u>	<u>29,309</u>	<u>17,084</u>	<u>-</u>	<u>12,500</u>

The Gospel Choir Fund represents grants and donations given for the specific purpose of supporting the St Michael's Community Gospel Choir.

The Worship Fund represents grants for prayer initiatives and other parts of our services.

The Mission Fund was started in 2021 to receive specific donations to support Mission and Evangelism initiatives.

In 2022, the PCC started a Church and Hall Restoration Fund given long term work planned on the Upper Hall and the Church building. In 2023 there was a significant project to replace the church heating system and a separate restricted fund was started. The heating work completed during 2023 and the fund has now been closed.

The Utilities Fund represented a grant from the Diocese in 2022 towards utility bills given the significant increase in energy tariffs. No further grants were received in 2023.

## ST MICHAEL'S, WANDSWORTH COMMON

### Notes to the Financial Statements For the year ended 31 December 2023

In 2023, the PCC started the Intergenerational Fund to support its work for the older members of the community following RegenerateRise's decision to close their centre in the church halls.

#### 12. Analysis of Net Assets by Fund

As at 31 December 2023	Fixed Assets £	Investments £	Current Assets £	Creditors £	Net Assets £
Unrestricted Funds	84,765	-	90,622	16,086	159,301
Restricted Funds	-	-	18,207	-	18,207
<b>Total</b>	<u>84,765</u>	<u>-</u>	<u>108,829</u>	<u>16,086</u>	<u>177,508</u>

As at 31 December 2022	Fixed Assets £	Investments £	Current Assets £	Creditors £	Net Assets £
Unrestricted Funds	44,985	-	121,291	37,887	128,389
Restricted Funds	-	-	12,500	-	12,500
<b>Total</b>	<u>44,985</u>	<u>-</u>	<u>133,791</u>	<u>37,887</u>	<u>140,889</u>