

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST MARGARET THE QUEEN, STREATHAM HILL

England & Wales · Charity number 1188698

Details

Status Registered

Legal form Other

Registered 2020-03-23

Register [View on the Charity Commission register](#)

Contact

Address St Margaret the Queen Church
Barcombe Avenue
Streatham Hill
London
SW2 3BH

Phone 02085452440

Email administrator@stmtq.com

Activities

Objects: PROMOTING IN THE ECCLESIASTICAL PARISH THE WHOLE MISSION OF THE CHURCH.

Activities: The ecclesiastical parish of St Margaret the Queen centred around the parish church in Streatham Hill. The small church takes place in the Lady Chapel with the remainder of the large space being devoted to community activities, including a major Foodbank distribution centre.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Acts As An Umbrella Or Resource Body
- **What:** Religious Activities
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Lambeth

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£136,525	£118,858	-	-
2023-12-31	£146,419	£146,835	-	-
2022-12-31	£262,898	£120,270	-	-
2021-12-31	£46,808	£44,060	-	-
2020-12-31	£55,753	£56,050	-	-

Trustees

Name	Role	Appointed
The Venerable SIMON PHILIP GATES	Chair	2018-10-02
Rev JONATHAN EDWARD CROUCHER		2019-03-19
Rev John Richard Jenkins		2018-10-02

Accounts

ST MARGARET THE QUEEN, STREATHAM HILL, LONDON SW2

REPORTS AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

St Margaret the Queen, Streatham Hill, London SW2

Reports and Financial Statements 2024

Contents	Page
Independent Examiner's Report	1
Balance Sheet	2
Statement of Financial Activities	3
Notes to the Financial Statements	4 - 7

**INDEPENDENT EXAMINER'S REPORT
ON THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024**

To the Parochial Church Council of St Margaret the Queen, Streatham Hill

This report on the accounts of the PCC for the year ended 31 December 2024, which are set out on pages 2 to 7, is in respect of an examination carried out under the Church Accounting Regulations 2006 ('the Regulations') and the Charities Act 2011 ('the Act').

Respective responsibilities of the trustees and independent Examiner

As members of the PCC you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144(2) of the Act and that an independent examination is needed.

It is my responsibility to:

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

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the PCC concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

Since the church's 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 Association of Chartered Certified Accountants (ACCA), which is one of the listed bodies.

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

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



S.A. Lewcock FCCA
Windsor Lodge
Millfield Road
Hounslow
Middlesex TW4 5PN

28th May 2025

St Margaret the Queen, Streatham Hill, London SW2
Balance Sheet as at 31 December 2024

	Note	£	2024 £	£	2023 £
CURRENT ASSETS					
Debtors	4	0		4,690	
Nat West Deposit Account		189,766		50,158	
CCLA Deposit Account		1,003		1,003	
Nat West Current Account		19,625		122,945	
		<u>210,394</u>		<u>178,796</u>	
LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR					
Creditors and accruals	5	<u>14,181</u>		<u>250</u>	
			196,213		178,546
NET ASSETS			<u>196,213</u>		<u>178,546</u>
FUNDS					
Unrestricted			92,117		100,265
Restricted	6		104,096		78,281
			<u>196,213</u>		<u>178,546</u>

Approved by the Parochial Church Council on
and signed on its behalf

Ven Simon Gates
P.C.C. Chair

St Margaret the Queen, Streatham Hill, London SW2
Statement of Financial Activities
For the year ended 31 December 2024

		Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2024	TOTAL FUNDS 2023
	Note	£	£	£	£
INCOME AND ENDOWMENTS					
Voluntary income	2(a)	0	32,000	32,000	50,859
Income from investments	2(b)	2,370	0	2,370	387
Income from church activities	2(c)	102,155	0	102,155	95,173
Other income	2(d)	0	0	0	0
TOTAL INCOME AND ENDOWMENTS		104,525	32,000	136,525	146,418
EXPENDITURE					
Church activities	3(a)	111,309	6,185	117,494	140,417
Church management and administration	3(b)	1,364	0	1,364	1,727
TOTAL EXPENDITURE		112,673	6,185	118,858	142,144
SURPLUS / (DEFICIT) FOR THE YEAR		(8,148)	25,815	17,667	4,274
BALANCES BROUGHT FORWARD AT 1 JANUARY 2024		100,265	78,281	178,546	174,272
BALANCES CARRIED FORWARD AT 31 DECEMBER 2024		92,117	104,096	196,213	178,546

St Margaret the Queen, Streatham Hill, London SW2
Notes to the Financial Statements
For the year ended 31 December 2024

1. ACCOUNTING POLICIES

The financial statements have been prepared under the Church Accounting Regulations 2006 in accordance with the current Statement of Recommended Practice, Accounting and Reporting by Charities and applicable accounting standard FRS 102.

The financial statements have been prepared under the historical cost convention.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include financial statements of church groups that owe their main affiliation to another body nor those that are informal gatherings of church members.

Funds

General 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 are those funds that must be spent on restricted purposes and details of the funds held and restrictions are provided in note 8.

There are no Endowment funds held.

Gross Income and endowments

Voluntary income and endowments

Collections are recognised when received by and on behalf of the PCC.

Planned giving under Gift Aid is recognised only when received.

Income Tax recoverable on Gift Aid donations is recognised in respect of income recognised from 1st January 2024 to 31 December 2024. Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain.

Income from investments

Interest entitlements are accounted for as they accrue.

Expenditure

Grants

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the PCC.

Activities directly relating to the work of the Church

The diocesan parish share is accounted for when due. Any parish share unpaid at 31 December is provided for in these financial statements as an operational (though not legal) liability is shown as a creditor in the Balance Sheet.

Fixed Assets

Consecrated and beneficed property of any kind is excluded from the accounts by S.10(2)(a) and (c) of the Charities Act 2011.

Movable church furnishings held by the Priest-in-Charge and Churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. For inalienable property there is insufficient cost information and therefore such assets are not valued in the financial statements.

All expenditure incurred in the year on consecrated or beneficed buildings and the repair of movable church furnishings is written off.

Other plant and machinery, fixtures and fittings and office equipment

Equipment used within church premises is depreciated on a straight line basis over 10 years.

Current Assets

Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the bank.

St Margaret the Queen, Streatham Hill, London SW2
Notes to the Financial Statements
For the year ended 31 December 2024 (Continued)

2. INCOME AND ENDOWMENTS

	Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2024	TOTAL FUNDS 2023
	£	£	£	£
2(a) Voluntary income				
Donations	0	0	0	169
Grants	0	32,000	32,000	50,690
Legacy	0	0	0	0
	<u>0</u>	<u>32,000</u>	<u>32,000</u>	<u>50,859</u>
2(b) Income from investments				
Interest	2,370	0	2,370	387
	<u>2,370</u>	<u>0</u>	<u>2,370</u>	<u>387</u>
2(c) Income from church activities				
Income of hire of church / hall	102,155	0	102,155	95,173
	<u>102,155</u>	<u>0</u>	<u>102,155</u>	<u>95,173</u>
2(d) Other income				
Insurance claim	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL INCOME AND ENDOWMENTS	<u>104,525</u>	<u>32,000</u>	<u>136,525</u>	<u>146,418</u>

x'

St Margaret the Queen, Streatham Hill, London SW2
Notes to the Financial Statements
For the year ended 31 December 2024 (Continued)

3. EXPENDITURE

	Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2024	TOTAL FUNDS 2023
	£	£	£	£
3(a) Church activities				
Building Consultancy fees	2,774	0	2,774	0
Building work	0	0	0	43,541
Community Garden	0	17	17	33
Co-op Fund	428	0	428	2,942
Ground maintenance	0	0	0	6,091
Insurance	5,653	0	5,653	5,512
Lambeth Warm Space	0	671	671	318
Local Giving	0	0	0	190
Marketing & Advertising	171	0	171	1,564
Parish Support Fund	5,300	0	5,300	5,000
Payroll costs	68	0	68	225
Refugee Project	0	113	113	0
Repairs and maintenance	8,424	0	8,424	4,830
Subscription	226	0	226	141
Telephone / broadband	90	0	90	90
Utilities	32,221	0	32,221	11,340
Wages & Salaries	55,952	0	55,952	55,408
Youth Club	0	5,384	5,384	3193
	<u>111,309</u>	<u>6,185</u>	<u>117,494</u>	<u>140,417</u>
3(b) Church management and administration				
Accountancy & bookkeeping fees	250	0	250	580
Office & admin costs	1,114	0	1,114	1147
	<u>1,364</u>	<u>0</u>	<u>1,364</u>	<u>1,727</u>
TOTAL EXPENDITURE	<u>112,673</u>	<u>6,185</u>	<u>118,858</u>	<u>142,144</u>

St Margaret the Queen, Streatham Hill, London SW2
Notes to the Financial Statements
For the year ended 31 December 2024 (Continued)

4. DEBTORS

	2024 £	2023 £
Accrued Income	0	4,690
	<u>0</u>	<u>4,690</u>

5. CREDITORS AND ACCRUALS

	2024 £	2023 £
British Gas Lite	13,681	0
Independent Examiner's Fee	500	250
	<u>14,181</u>	<u>250</u>

6. RESTRICTED FUNDS

	Building Fund £	Refugee Project £	Youth Club	Wellbeing	Community Garden £	Co-op Fund	Lambeth Warm Space	Total £
Balance as at 1st January 2024	753	43,303	15,840	4,676	13,029	0	680	78,281
Receipts								
Grant - Big Lottery Fund	0	0	30,000	0	0	0	0	30,000
Grant - Lambeth Warm Space	0	0	0	0	0	0	2,000	2,000
	<u>0</u>	<u>0</u>	<u>30,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,000</u>	<u>32,000</u>
Payments								
Expenses	0	113	414	0	17	0	671	1,215
Workshop	0	0	4,550	0	0	0	0	4,550
Youth Music	0	0	420	0	0	0	0	420
	<u>0</u>	<u>113</u>	<u>5,384</u>	<u>0</u>	<u>17</u>	<u>0</u>	<u>671</u>	<u>6,185</u>
Transfer of funds	75,000	-43,000	-15,000	-4,000	-13,000	0	0	0
Balance as at 31st December 2024	<u>75,753</u>	<u>190</u>	<u>25,456</u>	<u>676</u>	<u>12</u>	<u>0</u>	<u>2,009</u>	<u>104,096</u>

Accounts

FOR THE YEAR ENDED 31st DECEMBER 2023

REPORTS AND FINANCIAL STATEMENTS

STREATHAM HILL, LONDON SW2

ST MARGARET THE QUEEN

St Margaret the Queen, Streatham Hill, London SW2 3BH





OFFICERS AND ADVISORS

PCC Members
Chair: Ven Simon Gates, Priest in Charge

Thomas Stanbury (until June 2023)

Lin Clarke

PCC Members
(Bishop appointed)

Honor McCarthy

Ben Vertannes

Charity Number

1188698

Registered Date

February 2020

Registered Office

Barcombe Avenue
Streatham Hill
London, SW2 3BH

Bankers

NatWest Bank
54 Streatham High Road
London, SW16 1BZ



Reports and Financial Statements 2023

CONTENTS	
Page	
4	Activity for the year
7	Independent Examiner's Report
8	Balance Sheet
9	Statement of Financial Activities
10- 14	Notes to the Financial Statements

St Margaret the Queen, Streatham Hill, London SW2 3BH



St. Margaret the Queen Parochial Church Council (PCC) has the responsibility of cooperating with the Priest in Charge, the Ven Simon Gates, in promoting the ecclesiastical parish, the whole mission of the Church, pastoral, evangelistic, social and ecumenical. The PCC is also specifically responsible for the maintenance of the Church Building of St. Margaret the Queen, Streatham.

Mission/ Aims

Parochial Church Council of St Margaret the Queen aims;

- to serve the practical and spiritual needs of its surrounding community, providing improved facilities, including a blend of intergenerational links and creating positive social connections and relationships;

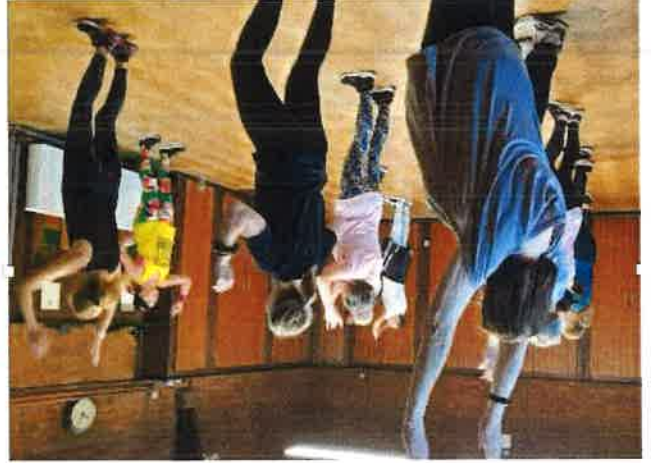
- We promote the ecclesiastical mission of the church, the good news of Christ and work of God's kingdom - love, justice and peace. By seeking the well-being of our local community to build feelings of belonging and reduce loneliness and isolation.

- to maximise the building, tackling inequalities and advancing rights, promoting the value of diversity, local identity and culture and the positive elements of local distinctiveness within the wider community

- at the core sense of the Christian mission of the Church, its commitment remains developing a contemplative core through a monastic community supporting the welfare and activities of local residents

Activity for the year

St Margaret the Queen continues to be committed to its mission of being a 'Community Hub', discovering new innovative ways for the building to be opened up to serve the local community. The stage 1 vision to 'turn the church inside out' has seen a steady growing interest in its use by the community – an influx of local groups for workshop session, meeting room, and activities like Zumba and Flamenco dancing with groove and vibe for well-being movement.



Zumba 23 group



Flamenco dance at Christmas 23 event

Family parties continue with repeat customers, introducing their friends and neighbours – the completed courtyard space has made parties more vibrant as it lends to spilling out in good weather. The awe inspiring and jaw-dropping expressions when the new ceiling/roof in the hall is viewed for the first time continues in amazement.



St Margaret the Queen, Streatham Hill, London SW2 3BH



Younger YoutSayers performing at Instream BID Food Festival23

We continue to strengthen our community outreach and collaborative engagement to attract many new local groups and organisations requiring space to expand their reach into Streatham. The Young YoutSayers skills and talent was showcased with amazing performances at Instream BID food festival July23 and Streatham Space Project workshop in the heart of community. YoutSayers closed Streatham Strut at Rabbit Hole, October23.



Community garden re-launched during coronation weekend, May 23. We planted and harvested herbs mint and parsley; also vegetables like tomatoes, chard and some really delicious courgettes; asiatic lilies, flowering plants for bees and butterflies to enjoy.

The Norwood and Brixton Food bank continues to flourish serving as a warehouse for five boroughs delivering more than 100 food parcels per day. Bloom day Nursery and Pre-school provision has been popular with families living nearby.



St Margaret the Queen, Streatham Hill, London SW2 3BH



Floor games: Teenagers playing Jenga



Refugees @ winter welcome creating a poem on 'Memories'

Our Lambeth funded winter welcome warm spaces debuted Jan - March23 with more than 120 families and children attending. Together Streatham Hill Neighbourhood Watch Meet ups sees large numbers of residents meeting their local police personnel and discussing anti-social violent behaviour. A worshipping community meet to pray for the community every Tuesday morning.

Worship and Prayer

There is a weekday Communion service on Tuesday morning.

Deanery Synod

There are no representatives on the Deanery Synod,

Electoral Role

At present there is 1 member on the Church Electoral Roll. The average weekly attendance, counted during October, was 4.

Structure, governance and management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. Margaret's the membership of the PCC consists of the incumbent and Tom Stanbury an elected member, during the year Lin Clarke and Honor McCarthy joined. The PCC employs an Administrator and Caretaker.

Administrative information

St. Margaret's Church is situated in Streatham Hill. It is part of the Diocese of Southwark within the Church of England. The correspondence address is Kingston Area Episcopal Office, 620 Kingston Road, Raynes Park, London SW20 8ND. The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules 2020).



Safeguarding

As the building opens up to new opportunities and possibilities, Safeguarding continues to be reviewed regularly by Simon Gates and the Administrative team, in accordance with the Diocese 'A Safe church for all'.

Risks

During the period, the Trustees have reviewed the general environment in which the Charity operates to identify any serious potential risks and made arrangements to avoid such risks or mitigate their impact. Much of which is focused on continuously updating our financial modelling and constantly reviewing our business plan and funding strategic for sustainability.

Building works

The roofing gutters were cleared, cleaned with gaps mended ahead of wet weather conditions. The relocation of the gas meter, SGN works, from the old Church Hall, Criclade Avenue to Barcombe Avenue site was successfully reinstalled and completed in March/ April 23 after a complex and frustrating start to the works.

We embarked to the external works following a substantial Asda foundation ISP grant which includes the formation of new gradient and repaving of the northwest courtyard, installation of timber fencing and work to the basement ventilation well and opening up the basement for more community use. photos before and after below. This work was executed with skill and conscientious precision by Groundworks and Landscaping Services Ltd, using the RIBA concise building contract 2018.



Courtyard Before Asda grant



After - courtyard paving

A big thank you to Asda Foundation's Investing in Spaces and Places for their £20k communities grant as "... this is a development that seeks to be inclusive of working white class and disproportionate communities and accommodate disabled access and volunteers...".

Ven Simon Gates, PCC chair



St Margaret the Queen, Streatham Hill, London SW2 3BH

**INDEPENDENT EXAMINER'S REPORT
ON THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023**

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Basis of independent examiner's report

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(2) to which, in my opinion, attention should be drawn, in order to enable a proper understanding of the accounts to be reached.

S.A. Lewcock FCCA
Windsor Lodge
Millfield Road
Hounslow
Middlesex TW4 5PN

6th June 2024



St Margaret the Queen, Streamham Hill, London SW2 3BH

St Margaret the Queen, Streamham Hill, London SW2
Balance Sheet as at 31 December 2023

	2023	2022
CURRENT ASSETS		
Debtors	0	0
Nat West Deposit Account	50,158	11,298
CCLA Deposit Account	1,003	1,003
Nat West Current Account	122,945	162,221
LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR	174,106	174,522
Creditors and accruals	250	250
NET ASSETS	173,856	174,272
FUNDS		
Unrestricted	112,984	92,711
Restricted	60,872	81,562
	173,856	174,272

Approved by the Parochial Church Council on
and signed on its behalf
Ven Simon Gates
P.C.C. Chair

1/10/24



St Margaret the Queen, Streatham Hill, London SW2
Statement of Financial Activities
For the year ended 31 December 2023

	Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2023	TOTAL FUNDS 2022
INCOME AND ENDOWMENTS				
Voluntary income	169	50,690	50,859	211,646
2(a)				
Income from investments	387	0	387	17
2(b)				
Income from church activities	95,173	0	95,173	46,235
2(c)				
Other income	0	0	0	5,000
2(d)				
TOTAL INCOME AND ENDOWMENTS	95,729	50,690	146,419	262,898
EXPENDITURE				
Church activities	73,728	71,380	145,108	115,713
3(a)				
Church management and administration	1,727	0	1,727	4,557
3(b)				
TOTAL EXPENDITURE	75,455	71,380	146,835	120,270
SURPLUS / (DEFICIT) FOR THE YEAR	20,273	-20,690	-416	142,628
BALANCES BROUGHT FORWARD AT 1 JANUARY 2023	92,711	81,562	174,272	31,644
BALANCES CARRIED FORWARD AT 31 DECEMBER 2023	112,984	60,872	173,856	174,272

Note

Unrestricted Funds
Restricted Funds
TOTAL FUNDS
2023
TOTAL FUNDS
2022



St Margaret the Queen, Streatham Hill, London SW2 3BH

St Margaret the Queen, Streatham Hill, London SW2

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

1. ACCOUNTING POLICIES

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The financial statements include all transactions, assets and liabilities for which the PC is responsible in law. They do not include financial statements of church groups that owe their main affiliation to another body nor those that are informal gatherings of church members.

Funds

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

Restricted funds are those funds that must be spent on restricted purposes and details of the funds held and restrictions are provided in note 8.

There are no Endowment funds held.

Gross income and endowments

Voluntary income and endowments

Collections are recognised when received by and on behalf of the PC.

Planned giving under Gift Aid is recognised only when received.

Income Tax recoverable on Gift Aid donations is recognised in respect of income recognised from 1st January 2023 to 31 December 2023. Grants and legacies to the PC are accounted for as soon as the PC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PC is reasonably certain.

Income from investments

Interest entitlements are accounted for as they accrue.

Expenditure

Grants

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the PC.

Activities directly relating to the work of the Church

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Fixed Assets

Consecrated and beneficed property of any kind is excluded from the accounts by S.10(2)(a) and (c) of the Charities Act 2011.

Movable church furnishings held by the Priest-in-Charge and Churchwardens on special trust for the PC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. For inalienable property there is insufficient cost information and therefore such assets are not valued in the financial statements.

All expenditure incurred in the year on consecrated or beneficed buildings and the repair of movable church furnishings is written off.

Other plant and machinery, fixtures and fittings and office equipment

Equipment used within church premises is depreciated on a straight line basis over 10 years.

Current Assets

Amounts owing to the PC at 31 December in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the bank.



St Margaret the Queen, Streatham Hill, London SW2
 Notes to the Financial Statements
 For the year ended 31 December 2023 (Continued)

2. INCOME AND ENDOWMENTS

	Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2023	TOTAL FUNDS 2022
2(a) Voluntary income	169	0	169	140,015
Donations	0	0	0	70,631
Grants	0	0	0	1,000
Legacy	169	50,690	50,859	211,646
2(b) Income from investments	387	0	387	17
Interest	387	0	387	17
2(c) Income from church activities	95,173	0	95,173	46,235
Income of hire of church / hall	95,173	0	95,173	46,235
2(d) Other income	0	0	0	5,000
Insurance claim	0	0	0	5,000
TOTAL INCOME AND ENDOWMENTS	95,729	50,690	146,419	262,898

x



3. EXPENDITURE

	Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2023	TOTAL FUNDS 2022
3(a) Church activities	£	£	£	£

Architect Fees	0	0	0	4,667
BLF Community project	0	2,092	2,092	697
Building Consultancy fees	0	0	0	8,532
Building work	0	41,483	41,483	5,623
Community Garden	0	121	121	879
Co-op Fund	0	0	0	80
Gas installation	0	0	0	9,068
Ground maintenance	5,970	0	5,970	5,063
Insurance	5,512	0	5,512	5,102
Lambeth Warm Space	0	318	318	0
Local Giving	190	0	190	0
Marketing & Advertising	1,564	0	1,564	1,910
Nehemiah Project	0	0	0	49
Parish Support Fund	5,000	0	5,000	3,250
Payroll costs	225	0	225	359
Repairs and maintenance	1,672	3,158	4,830	16,441
Staff training	0	0	0	814
Subscription	141	0	141	146
Telephone / broadband	90	0	90	115
Utilities	7,965	3,375	11,340	6,682
Wages & Salaries	45,399	14,698	60,097	45,664
Youth Club	0	6,135	6,135	572
3(b) Church management and administration	73,728	71,380	145,108	115,713
Accountancy & bookkeeping fees	580	0	580	2,900
Office & admin costs	1,102	0	1,102	1085
Printing, stationery, photocopying and publicity	45	0	45	572
	1,727	0	1,727	4,557
TOTAL EXPENDITURE	75,455	71,380	146,835	120,270

Accounts

ST MARGARET THE QUEEN, STREATHAM HILL, LONDON SW2

REPORTS AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

St Margaret the Queen, Streatham Hill, London SW2

Reports and Financial Statements 2022

Contents	Page
Independent Examiner's Report	1
Balance Sheet	2
Statement of Financial Activities	3
Notes to the Financial Statements	4 - 7

**INDEPENDENT EXAMINER'S REPORT
ON THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022**

To the Parochial Church Council of St Margaret the Queen, Streatham Hill

This report on the accounts of the PCC for the year ended 31 December 2022, which are set out on pages 2 to 7, is in respect of an examination carried out under the Church Accounting Regulations 2006 ('the Regulations') and the Charities Act 2011 ('the Act').

Respective responsibilities of the trustees and independent Examiner

As members of the PCC you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144(2) of the Act and that an independent examination is needed.

It is my responsibility to:

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

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the PCC concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

Since the church's 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 Association of Chartered Certified Accountants (ACCA), which is one of the listed bodies.

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

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



S.A. Lewcock FCCA
Windsor Lodge
Millfield Road
Hounslow
Middlesex TW4 5PN

26th May 2023

St Margaret the Queen, Streatham Hill, London SW2
Balance Sheet as at 31 December 2022

	Note	£	2022 £	£	2021 £
CURRENT ASSETS					
Debtors	4	0		2,594	
Nat West Deposit Account		11,298		3,595	
CCLA Deposit Account		1,003		1,003	
Nat West Current Account		162,221		35,121	
			<u>174,522</u>	<u>42,313</u>	
LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR					
Creditors and accruals	5	<u>250</u>		<u>10,669</u>	
			174,272		31,644
NET ASSETS			<u><u>174,272</u></u>		<u><u>31,644</u></u>
FUNDS					
Unrestricted			92,711		31,644
Restricted	6		81,562		0
			<u><u>174,272</u></u>		<u><u>31,644</u></u>

Approved by the Parochial Church Council on
and signed on its behalf

Ven Simon Gates
P.C.C. Chair

St Margaret the Queen, Streatham Hill, London SW2
Statement of Financial Activities
For the year ended 31 December 2022

	Note	Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2022	TOTAL FUNDS 2021
		£	£	£	£
INCOME AND ENDOWMENTS					
Voluntary income	2(a)	80,307	131,339	211,646	25,766
Income from investments	2(b)	17	0	17	0
Income from church activities	2(c)	46,235	0	46,235	42,691
Other income	2(d)	5,000	0	5,000	3,551
TOTAL INCOME AND ENDOWMENTS		131,559	131,339	262,898	72,008
EXPENDITURE					
Church activities	3(a)	65,935	49,777	115,713	68,375
Church management and administration	3(b)	4,557	0	4,557	885
TOTAL EXPENDITURE		70,493	49,777	120,270	69,260
SURPLUS / (DEFICIT) FOR THE YEAR		61,067	81,562	142,628	2,748
BALANCES BROUGHT FORWARD AT 1 JANUARY 2022		31,644	0	31,644	28,896
BALANCES CARRIED FORWARD AT 31 DECEMBER 2022		92,711	81,562	174,272	31,644

St Margaret the Queen, Streatham Hill, London SW2
Notes to the Financial Statements
For the year ended 31 December 2022

1. ACCOUNTING POLICIES

The financial statements have been prepared under the Church Accounting Regulations 2006 in accordance with the current Statement of Recommended Practice, Accounting and Reporting by Charities and applicable accounting standard FRS 102.

The financial statements have been prepared under the historical cost convention.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include financial statements of church groups that owe their main affiliation to another body nor those that are informal gatherings of church members.

Funds

General 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 are those funds that must be spent on restricted purposes and details of the funds held and restrictions are provided in note 8.

There are no Endowment funds held.

Gross Income and endowments

Voluntary income and endowments

Collections are recognised when received by and on behalf of the PCC.

Planned giving under Gift Aid is recognised only when received.

Income Tax recoverable on Gift Aid donations is recognised in respect of income recognised from 1st January 2020 to 31 December 2020.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain.

Income from investments

Interest entitlements are accounted for as they accrue.

Expenditure

Grants

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the PCC.

Activities directly relating to the work of the Church

The diocesan parish share is accounted for when due. Any parish share unpaid at 31 December is provided for in these financial statements as an operational (though not legal) liability is shown as a creditor in the Balance Sheet.

Fixed Assets

Consecrated and beneficed property of any kind is excluded from the accounts by S.10(2)(a) and (c) of the Charities Act 2011.

Movable church furnishings held by the Priest-in-Charge and Churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. For inalienable property there is insufficient cost information and therefore such assets are not valued in the financial statements.

All expenditure incurred in the year on consecrated or beneficed buildings and the repair of movable church furnishings is written off.

Other plant and machinery, fixtures and fittings and office equipment

Equipment used within church premises is depreciated on a straight line basis over 10 years.

Current Assets

Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the bank.

St Margaret the Queen, Streatham Hill, London SW2
Notes to the Financial Statements
For the year ended 31 December 2022 (Continued)

2. INCOME AND ENDOWMENTS

	Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2022	TOTAL FUNDS 2021
	£	£	£	£
2(a) Voluntary income				
Donations	77,407	62,608	140,015	566
Grants	1,900	68,731	70,631	25,200
Legacy	1,000	0	1,000	0
	<u>80,307</u>	<u>131,339</u>	<u>211,646</u>	<u>25,766</u>
2(b) Income from investments				
Interest	17	0	17	0
	<u>17</u>	<u>0</u>	<u>17</u>	<u>0</u>
2(c) Income from church activities				
Income of hire of church / hall	46,235	0	46,235	42,650
Open Day	0	0	0	41
	<u>46,235</u>	<u>0</u>	<u>46,235</u>	<u>42,691</u>
2(d) Other income				
Insurance claim	5,000	0	5,000	1,071
Sale of Pews	0	0	0	2,480
	<u>5,000</u>	<u>0</u>	<u>5,000</u>	<u>3,551</u>
TOTAL INCOME AND ENDOWMENTS	<u>131,559</u>	<u>131,339</u>	<u>262,898</u>	<u>72,008</u>

St Margaret the Queen, Streatham Hill, London SW2
Notes to the Financial Statements
For the year ended 31 December 2022 (Continued)

3. EXPENDITURE

	Unrestricted Funds	Restricted Funds	TOTAL FUNDS 2022	TOTAL FUNDS 2021
	£	£	£	£
3(a) Church activities				
Architect Fees	0	4,667	4,667	1,290
Building Consultancy fees	0	8,532	8,532	0
Building work	0	5,623	5,623	0
Community Garden	0	879	879	0
Co-op Fund	0	80	80	0
Gas installation	0	9,068	9,068	0
Ground maintenance	5,063	0	5,063	0
Insurance	5,102	0	5,102	5,284
Marketing & Advertising	1,910	0	1,910	4,371
Nehemiah Project	49	0	49	0
Open Day	0	0	0	990
Parish Support Fund	3,250	0	3,250	0
Payroll costs	359	0	359	290
Refugee Project	0	697	697	0
Repairs and maintenance	16,441	0	16,441	4,684
Staff training	814	0	814	99
Subscription	146	0	146	50
Telephone / broadband	115	0	115	850
Utilities	6,682	0	6,682	7,294
Wages & Salaries	26,004	19,660	45,664	43,173
Youth Club	0	572	572	0
	65,935	49,777	115,713	68,375
3(b) Church management and administration				
Accountancy fees	2,900	0	2,900	250
Office & admin costs	1,085	0	1,085	543
Printing, stationery, photocopying and publicity	572	0	572	92
	4,557	0	4,557	885
TOTAL EXPENDITURE	70,493	49,777	120,270	69,260

St Margaret the Queen, Streatham Hill, London SW2
Notes to the Financial Statements
For the year ended 31 December 2022 (Continued)

4. DEBTORS	2022	2021
	£	£
Prepayments	0	2,594
	<u>0</u>	<u>2,594</u>

5. CREDITORS AND ACCRUALS	2022	2021
	£	£
St Margaret Development Company Ltd Accruals	0 250	10,669 0
	<u>250</u>	<u>10,669</u>

6. RESTRICTED FUNDS

	Building Fund	Refugee Project	Youth Club	Salary	Community Garden	Co-op Fund	Total
	£	£			£		£
Balance as at 1st January 2022	0	0	0	0	0	0	0
Receipts							
St Margaret Development Company Ltd	62,608	0	0	0	0	0	62,608
Grant - Big Lottery Fund	0	10,000	21,000	11,260	0	0	42,260
Grant - Asda Foundation	0	0	0	0	16,000	0	16,000
Grant - City Bridge Trust	0	0	0	8,400	0	0	8,400
Grant - Co-op	0	0	0	0	0	2,071	2,071
	<u>62,608</u>	<u>10,000</u>	<u>21,000</u>	<u>19,660</u>	<u>16,000</u>	<u>2,071</u>	<u>131,339</u>
Payments							
Architect, consultancy fees & building work	27,890	0	0	0	0	0	27,890
Expenses	0	697	572	0	879	80	2,227
Salary	0	0	0	19,660	0	0	19,660
	<u>27,890</u>	<u>697</u>	<u>572</u>	<u>19,660</u>	<u>879</u>	<u>80</u>	<u>49,777</u>
Balance as at 31st December 2022	<u>34,718</u>	<u>9,303</u>	<u>20,428</u>	<u>0</u>	<u>15,121</u>	<u>1,991</u>	<u>81,562</u>

Accounts

**PAROCHIAL CHURCH COUNCIL
OF
STREATHAM HILL, ST MARGARET THE QUEEN
BARCOMBE AVENUE, STREATHAM HILL, SW2 3BH**

**REPORTS AND ACCOUNTS FOR THE PERIOD
1st JANUARY 2021 to 31st DECEMBER 2021**

OFFICERS AND ADVISORS

PCC Members

Chair: Ven Simon Gates

Thomas Stanbury

Oona Emerson

Tony Emerson

Development Board Members

Doug Ross

James Brooke Turner

Charity Number

1188698

Registered Date

February 2020

Registered Office

Kingston Area Episcopal Office,
620 Kingston Road, Raynes Park,
London SW20 8ND

Bankers

NatWest Bank
54 Streatham High Road
London
SW16 1BZ

St Margaret the Queen, Streatham Hill

Reports and Financial Statements 2021

CONTENTS	Page
Activity for the year	4
Independent Examiner's Report	11
Statement of Assets and Liabilities	12
Receipts and Payments Account	13
Payments	14
Notes to the Financial Statements	15

St Margaret the Queen, Streatham Hill

St. Margaret the Queen Parochial Church Council (PCC) has the responsibility of cooperating with the Priest in Charge, the Ven Simon Gates, 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 the Church Building and Hall of St. Margaret the Queen, Streatham.

Mission/ Aims

Parochial Church Council of St Margaret the Queen aims

- to serve the practical and spiritual needs of its surrounding community, providing improved facilities, including a blend of intergenerational links and creating positive social connections and relationships;
- We promote the ecclesiastical mission of the church, the good news of Christ and work of God's kingdom - love, justice and peace. By seeking the well-being of our local community to build feelings of belonging and reduce loneliness and isolation.
- to maximise the building, tackling inequalities and advancing rights, promoting the value of diversity, local identity and culture and the positive elements of local distinctiveness within the wider community
- at the core sense of the Christian mission of the Church, its commitment remains developing a contemplative core through a monastic community supporting the welfare and activities of local residents

Activity for the year

St Margaret the Queen continues to be committed to its mission of being a 'Community Hub', discovering new ways for the church building to be of service to the local area. The vision to 'turn the church inside out' is now realised with completion of capital works, relevance to the building of community networks, providing support and enabling people to become more actively involved.

St Margaret is focused on tackling inequalities and advancing the rights of part of this disadvantaged community in the 20% most deprived area in England, consisting dis-advantaged young people and communities with both economic and cultural disproportionality, supporting vulnerable families, providing space for young and older people groups and volunteers to support the various users.

Impact of Pandemic

The sporadic changing of lock down rules produced a challenging time of continuous change where agile flexibility has created resilience for the organisation in the disruption of normal operations. While construction was underway, we experienced reduction in rental income, a lack of safe space for young people, volunteering and local groups to meet for social networking.

During the pandemic, the community has had increased loneliness and isolation leading to increased mental, physical health and wellbeing. This resulted in massive expansion of the Food bank to service the increasing demands, whilst also observing social distancing rules thus the main South London distribution centre stretched to full capacity; serving the four boroughs of Lambeth, Lewisham, Southwark and Wandsworth. All food parcels were being delivered, feeding over 100 families a day. The Christmas season is always a huge task yet exciting to ensure families have a soft landing on the pains and grief of the pandemic. Current evidence dictates community capacity building to open out the work of the food bank and other activities, in the immediate weeks and months in the New year 2022 and for the service to be not only about food but also mental health and well-being, money management and lifestyle courses and debt advice.

Building fabric report

As the year opened in January, the scaffoldings were up with such excitement and vigour. The capital works continued in earnest and was completed on time and within budget in May, ensuring that we are able to continue to support the recovery and renewal of our community post- pandemic.

Although there is further work to be done on the exterior and interior of the main church building, the run-down building fabric lent itself to the capital project completed in May 2021 - to create a safe, accessible space consisting of a new kitchen, refurbish the ancillary spaces to the northeast part of the church site, incorporating a complete 'wind and weather-tight' and 'health and safety' overhaul. The main structures, services and finishes have been fully upgraded to suit the proposed future uses.



Scaffolding up and work begins with excitement

We raised a total of £944,000, a little shy of the £1million budgeted for in our fundraising strategy plan. A big thank you to all our generous donors; The Big Lottery: Reaching Communities grant, The Lockwood Charitable Foundation, Garfield Weston Foundation, All Churches Trust, Bernard Sunley Foundation, The Tudor Trust, The Laing family Trust, National Churches Trust and Southwark Diocese.



Main Hall transformation



Main hall under construction



New accessible WC



New Roof structure and roof coverings



The plans are designed to ensure maximum flexibility for the wide range of users to be engaged with, including multi-purpose space, meeting rooms, keep fit and other physical activities, up-to-date toilets and disability access. As the economy opens and lockdown ends, a part of the existing floor area associated with the remainder of the church building used by the food bank will be available to support the range of proposed uses with physical works limited to 'wind and weathertight', 'health and safety' and enabling of basic functionality of use.

After: New Kitchen converted from light well



Before: Light well before refurbishment.



Most exciting: New Kitchen transformation

The general size and form of the building follows the existing form of the beautiful Grade II listed structure and all the structural repairs, roof coverings, rainwater gutters and downpipes are all specified in accordance with best conservation practice. The basic structural form is not being altered other than the in-filling of a lightwell (which has been the source of much dampness in the past) to create a kitchen with servery to the main hall, improved accessibility including accessible WC facilities and new accessible glazed entrance doors. New heating and electrical services have been provided throughout. The broken brick and stone repairs match the existing adjacent building elements, to ensure there is no harm resulting from the repair interventions.

Worship and Prayer

The PCC has enabled a weekday Communion service on a Wednesday, and during the periods of lockdown when no services could be held, morning prayer from the Office of St Margaret continued to be said over zoom.

Deanery Synod

There are no representatives on the Deanery Synod,

Electoral Role

At present there are 3 members on the Church Electoral Roll.
The average weekly attendance, is 5.

Structure, governance and management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. Margaret's the membership of the PCC consists of the incumbent and two members appointed by the Bishop of Southwark, Oona and Tony Emerson. Tom Stanbury is a co-opted member. The PCC employs an Administrator and Caretaker.

Administrative information

St. Margaret's Church is situated in Streatham Hill. It is part of the Diocese of Southwark within the Church of England. The correspondence address is Kingston Area Episcopal Office, 620 Kingston Road, Raynes Park, London SW20 8ND. The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules 2020).

Financial review and reserves policy

The Charity's financial resources for the period are shown in the Statement of Assets and Liabilities on page 12.

Total donations and other income for the period was £72,008 (2020 was £55,753).
The carry forward Asset/ Fund is £31,644 (2020 was £28,896).

Unforeseen and unavoidable utility and maintenance costs have resulted in expenditure exceeding income. A breakdown in the heating has limited the extent to which new rental income could be sought. An extended capital loan from the Diocese has enabled a new boiler to be installed which should lead to increased revenue income for 2020. Towards the end of 2019 revised valuations for the hall site led to increased confidence that, combined with a successful fundraising strategy, the full costs of the planned development will be met. It is also planned that ongoing income from the nursery will secure the provision of community activities, as envisioned.

Once the PCC's finance returns to a steady state we expect to keep three months expenditure in reserves.

Safeguarding

As the building opens up to new opportunities and possibilities, Safeguarding continues to be reviewed regularly by Simon Gates and the Administrative team, in accordance with the Diocese 'A Safe church for all'.

Risks

During the period, the Trustees have reviewed the general environment in which the Charity operates to identify any serious potential risks and made arrangements to avoid such risks or mitigate their impact. Now that the capital works is completed, much of which is focused on continuously updating our financial modelling and constantly reviewing our robust business plan for sustainability.

**INDEPENDENT EXAMINER'S REPORT
ON THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021**

To the Parochial Church Council of St Margaret the Queen, Streatham Hill

This report on the accounts of the PCC for the year ended 31 December 2021, which are set out on pages 12 to 15, is in respect of an examination carried out under the Church Accounting Regulations 2006 ('the Regulations') and the Charities Act 2011 ('the Act').

Respective responsibilities of the trustees and independent Examiner

As members of the PCC you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144(2) of the Act and that an independent examination is needed.

It is my responsibility to:

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

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the PCC concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

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

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



S.A. Lewcock FCCA
Windsor Lodge
Millfield Road
Hounslow
Middlesex TW4 5PN

25th May 2022

**ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2**

**STATEMENT OF ASSETS AND
LIABILITIES
at 31 December 2021**

	Unrestricted Funds Total	Restricted Funds Total	Total Funds 2021	Total Funds 2020
	£	£	£	£
Monetary assets				
Bank current account	24,452	10,669	35,121	63,269
Bank deposit account	3,595	0	3,595	2,512
CBF deposit account	1,003	0	1,003	1,003
Total cash	29,050	10,669	39,719	66,784
Other monetary assets				
Other assets	2,594	0	2,594	2,594
Total assets	31,644	10,669	42,313	69,378
Liabilities				
St. Margaret Development Company Ltd	0	10,669	10,669	40,482
Total liabilities	0	10,669	10,669	40,482
Net Assets / (Liabilities)	31,644	0	31,644	28,896
Fund balances				
At 31 December 2021	31,644	0	31,644	
At 31 December 2020	28,896	0	28,896	

Approved by the Parochial Church Council on
25th May 2022 and signed on its behalf by

Simon Gates

Ven Simon Gates
P.C.C. Chair

**ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2**

**RECEIPTS AND PAYMENTS
ACCOUNT**

Year ended 31 December 2021

	Unrestricted Funds Total	Restricted Funds Total	Total Funds 2021	Total Funds 2020
	£	£	£	£
Receipts				
Voluntary Receipts				
Donations	566	0	566	0
Grant	0	25,200	25,200	0
	566	25,200	25,766	0
Income from investments				
CBF deposit interest	0	0	0	0
Bank interest	0	0	0	2
	0	0	0	2
Income from church activities				
Income from hire of church /hall	42,650	0	42,650	53,331
Open Day	41	0	41	0
	42,691	0	42,691	53,331
Other Income				
LPOW Grant	0	0	0	2,420
Insurance claim	1,071	0	1,071	0
Sale of Pews	2,480	0	2,480	0
	3,551	0	3,551	2,420
Total receipts	46,808	25,200	72,008	55,753
Less: Total payments (page 14)	(44,060)	(25,200)	(69,260)	(56,050)
Excess of Receipts over Payments (Excess of Payments over Receipts)	2,748	0	2,748	(297)
Add: Total assets at 1 January	28,896	0	28,896	29,193
Total assets at 31 December	31,644	0	31,644	28,896

**ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2**

**RECEIPTS AND PAYMENTS ACCOUNT
Year ended 31 December 2021**

	Unrestricted Funds Total £	Restricted Funds Total £	Total Funds 2021 £	Total Funds 2020 £
Payments				
Activities directly relating to the work of the church				
Architect Fees	1,290	0	1,290	0
Clergy expenses	0	0	0	138
Contract services	0	0	0	50
Insurance	5,284	0	5,284	5,044
Marketing & Advertising	4,371	0	4,371	0
Open Day	990	0	990	0
Payroll costs	290	0	290	315
Repairs and maintenance	4,684	0	4,684	909
Staff training	99	0	99	0
Subscription	50	0	50	0
Telephone / broadband	850	0	850	0
Utilities	7,294	0	7,294	9,785
Wages & Salaries	17,973	25,200	43,173	39,163
	<u>43,175</u>	<u>25,200</u>	<u>68,375</u>	<u>55,404</u>
Church management and administration				
Accountancy fees	250	0	250	250
Office & admin costs	543	0	543	396
Printing, stationery, photocopying and publicity	92	0	92	0
	<u>885</u>	<u>0</u>	<u>885</u>	<u>646</u>
Total payments (transferred to page 13)	<u>44,060</u>	<u>25,200</u>	<u>69,260</u>	<u>56,050</u>

Notes to the Accounts
For the year ended 31 December 2021

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Restricted funds are those funds that must be spent on restricted purposes intended by the donor.

There are no Endowment funds held.

The accounts include monetary transactions, assets and liabilities for which the PCC can be held responsible. They do not include the accounts of other church groups that owe affiliation to another body, nor those that are informal gatherings of church members.

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- Any arrears of Diocesan Parish Share.
- Amounts owing to the HMRC.
- Creditors for goods and services where supply has been received and invoiced by 31 December

Accounts

**PAROCHIAL CHURCH COUNCIL
OF
STREATHAM HILL, ST MARGARET THE QUEEN
BARCOMBE AVENUE, STREATHAM HILL, SW2 3BH**

**REPORTS AND ACCOUNTS FOR THE PERIOD
1st JANUARY 2020 to 31st DECEMBER 2020**

OFFICERS AND ADVISORS

PCC Trustees

Chair: Ven Simon Gates

Oona Emerson

Tony Emerson

Development Board Members

Doug Ross

Simon Gates

James Brooke Turner

Richard Jenkins

Charity Number

1188698

Registered Date

February 2020

Registered Office

**Kingston Area Episcopal Office,
620 Kingston Road, Raynes Park,
London SW20 8ND**

Bankers

**NatWest Bank
54 Streatham High Road
London
SW16 1BZ**

St Margaret the Queen, Streatham Hill

Reports and Financial Statements 2020

CONTENTS

	Page
Annual Report	3 – 7
Independent Examiner's Report	8
Statement of Assets and Liabilities	9
Receipts and Payments Account	10
Payments	11
Notes to the Financial Statements	12 - 13

**ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2**

St. Margaret the Queen Parochial Church Council (PCC) has the responsibility of cooperating with the Priest in Charge, the Ven Simon Gates, 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 the Church Building and Hall of St. Margaret the Queen, Streatham.

Mission/ Aims

Parochial Church Council of St Margaret the Queen aims

- to serve the practical and spiritual needs of its surrounding community, providing improved facilities, including a blend of intergenerational links and creating positive social connections and relationships;

- We promote the ecclesiastical mission of the church, the good news of Christ and work of God's kingdom - love, justice and peace. By seeking the well-being of our local community, as practical examples food bank, elderly and youth work and ex-offender project, to build feelings of belonging and reduce loneliness and isolation.

ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2

- to maximise the building, tackling inequalities and advancing rights, promoting the value of diversity, local identity and culture and the positive elements of local distinctiveness within the wider community
- at the core sense of the Christian mission of the Church, its commitment remains developing a contemplative core through a monastic community supporting the welfare and activities of local residents

Activity for the year

St Margaret the Queen continues to be committed to its mission of being a 'Community Hub', discovering new ways for the church building to be of service to the local area. The vision to 'turn the church inside out' accelerated during the pandemic with emphasis on robust plans, grounded in financial reality, relevant to the building of community networks, providing support and enabling people to become active.

St Margaret is focused on tackling inequalities and advancing the rights of part of this disadvantaged community in the 20% most deprived area in England, consisting disadvantaged young people and communities with both economic and cultural disproportionality, supporting ex-offenders families, providing space for vulnerable older people groups and volunteers to support the various groups.

Impact of Pandemic on the organisation

The past year has been a challenging time of continuous change where agile flexibility has created resilience for the organisation in the disruption of normal operations. We are experiencing reduction in rental income and service provision due to lockdown, and a lack of safe space for volunteering and social networking. We have therefore been blessed with the Big lottery and multiple Trust and Foundations grant for capital works; to create a safe, accessible community hub consisting of a new kitchen, disability access, refurbished hall, ancillary spaces, 'wind and weather-tight' and 'health and safety' overhaul.

Due to the economic and employment inequality as a consequence of the pandemic, funders had diverted their funds to The Emergency fund which created a bigger challenge for our capital funding applications. On 1st October, it was with great excitement that we received the Big Lottery's 'permission to proceed to site'. It encouraged us and paved the way to go out to tender, progress the contractor interview and selection process occurring just before the second November lockdown. Thus ceasing the opportunity to start capital works without further delay on 7th December 2020. The capital works ensures that we can continue to support the recovery and renewal of our community post the pandemic.

Impact of Pandemic on the Community activities

ST MARGARET THE QUEEN STREATHAM HILL, LONDON SW2

During the pandemic, the community has had increased loneliness and isolation leading to increased mental, physical health and wellbeing.

The work of the foodbank had been experiencing expansion even before the pandemic, reaching 600 people a month and distributed 1,800 parcels during December 2019 alone. Its expansion at full capacity to service the increasing demands of the pandemic, whilst also observing social distancing rules meant that St Margaret became the South London distribution centre; serving the four boroughs of Lambeth, Lewisham, Southwark and Wandsworth. All parcels were being delivered door to door (due to Covid restrictions) feeding over 100 families a day, having fed over 16,000 people over the lock down of Summer 2020, including 6,000 children. The Christmas season brought a huge task to ensure families had a soft landing on the pains and grief of the pandemic. With this in mind, the Capital works project had a drastic determination to push ahead with the works. The evidence builds to open out the work of the foodbank, in the immediate weeks and months in the New year 2021 and for the service to be not only about food but also mental health and well-being, money management and lifestyle courses and debt advice.

Worship and Prayer

The PCC has enabled a weekday Communion service on a Wednesday, and during the periods of lockdown when no services could be held, morning prayer from the Office of St Margaret was said over zoom.

Deanery Synod

There are no representatives on the Deanery Synod,

Electoral Role

At present there are 3 members on the Church Electoral Roll. The average weekly attendance, counted during October, was 5.

Structure, governance and management

The method of appointment of PCC members is set out in the Church Representation Rules. At St. Margaret's the membership of the PCC consists of the incumbent and two members appointed by the Bishop of Southwark, Oona and Tony Emerson. The PCC employs an Administrator and Caretaker.

Building fabric report

The run-down building fabric lent itself to the capital project and work began on 7th December 2020; - to create a safe, accessible space consisting of a new kitchen, refurbish the ancillary spaces to the northeast part of the church site, incorporating a complete 'wind and weather-

**ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2**

tight' and 'health and safety' overhaul. The structures, services and finishes are to be fully upgraded to suit the proposed future uses with no extension to the existing building.

The plans are designed to ensure maximum flexibility for the wide range of users to be engaged with, including meeting rooms, keep fit and other physical activities, up-to-date toilets and disability access. In addition, the larger part of the existing floor area associated with the remainder of the church building used by the food bank will be available to support the range of proposed uses with physical works limited to 'wind and weathertight', 'health and safety' and enabling of basic functionality of use.

The general size and form of the building follows the existing form of the beautiful Grade II listed structure and all the structural repairs, roof coverings, rainwater gutters and downpipes are all specified in accordance with best conservation practice. The basic structural form is not being altered other than the in-filling of a lightwell (which has been the source of much dampness in the past) to create a kitchen with servery to the large meeting room, improved accessibility including accessible WC facilities and new accessible glazed entrance doors. New heating and electrical services are being provided throughout. The fenestration is retained and the broken brick and stone repairs match the existing adjacent building elements, to ensure there is no harm resulting from the repair interventions.

We were pleasantly surprised to have raised £865k shy of the £1million budgeted for in our fundraising strategy plan. A big thank you to all our generous donors; The Big Lottery: Reaching Communities grant, The Lockwood Charitable Foundation, Garfield Weston Foundation, All Churches Trust, Bernard Sunley Foundation, The Tudor Trust, The Laing family Trust, National Churches Trust and Southwark Diocese funds.

Administrative information

St. Margaret's Church is situated in Streatham Hill. It is part of the Diocese of Southwark within the Church of England. The correspondence address is Kingston Area Episcopal Office, 620 Kingston Road, Raynes Park, London SW20 8ND. The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules 2020).

Financial review and reserves policy

The Charity's financial resources for the period are shown in the Statement of Assets and Liabilities on page 9.

Total hire of church and other income for the period was £55,753 (2019 was £72,138).
The carry forward Asset/ Fund is £28,896 (2019 was £29,193).

Unforeseen and unavoidable utility and maintenance costs have resulted in expenditure exceeding income. A breakdown in the heating has limited the extent to which new rental

**ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2**

income could be sought. An extended capital loan from the Diocese has enabled a new boiler to be installed which should lead to increased revenue income for 2020. Towards the end of 2019 revised valuations for the hall site led to increased confidence that, combined with a successful fundraising strategy, the full costs of the planned development will be met. It is also planned that ongoing income from the nursery will secure the provision of community activities, as envisioned.

Once the PCC's finance returns to a steady state we expect to keep three months expenditure in reserves.

Risks

During the period, the Trustees have reviewed the general environment in which the Charity operates to identify any serious potential risks and made arrangements to avoid such risks or mitigate their impact. Much of which is focused on continuously stress testing the viability of the capital works, updating our financial modelling and constantly reviewing our robust business plan and seeking amended planning permission to accommodate the nursery.

**INDEPENDENT EXAMINER'S REPORT
ON THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020**

To the Parochial Church Council of St Margaret the Queen, Streatham Hill

This report on the accounts of the PCC for the year ended 31 December 2020, which are set out on pages 9 to 13, is in respect of an examination carried out under the Church Accounting Regulations 2006 ('the Regulations') and the Charities Act 2011 ('the Act').

Respective responsibilities of the trustees and independent Examiner

As members of the PCC you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144(2) of the Act and that an independent examination is needed.

It is my responsibility to:

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

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the PCC concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

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

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



S.A. Lewcock FCCA
Windsor Lodge
Millfield Road
Hounslow
Middlesex TW4 5PN

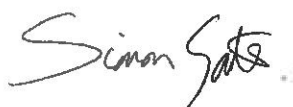
24th May 2021

ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2

**STATEMENT OF ASSETS AND
LIABILITIES**
at 31 December 2020

	Unrestricted Funds Total	Restricted Funds Total	Total Funds 2020	Total Funds 2019
	£	£	£	£
Monetary assets				
Bank current account	22,787	40,482	63,269	23,086
Bank deposit account	2,512	0	2,512	2,510
CBF deposit account	1,003	0	1,003	1,003
Total cash	26,302	40,482	66,784	26,599
Other monetary assets				
Other assets	2,594	0	2,594	2,594
Total assets	28,896	40,482	69,378	29,193
Liabilities				
St. Margaret Development Company Ltd	0	40,482	40,482	0
Total liabilities	0	40,482	40,482	0
Net Assets / (liabilities)	28,896	0	28,896	29,193
Fund balances				
At 31 December 2020	28,896	0	28,896	
At 31 December 2019	29,193	0	29,193	

Approved by the Parochial Church Council on 27 May 2021
and signed on its behalf



Ven Simon Gates
PCC Chair

ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2

**RECEIPTS AND PAYMENTS
ACCOUNT**
Year ended 31 December 2020

	Unrestricted Funds Total	Restricted Funds Total	Total Funds 2020	Total Funds 2019
	£	£	£	£
Receipts				
Voluntary Receipts				
Planned giving	0	0	0	0
	0	0	0	0
Income from investments				
CBF deposit interest	0	0	0	0
Bank interest	2	0	2	8
	2	0	2	8
Income from church activities				
Income from hire of church / hall	53,331	0	53,331	26,057
	53,331	0	53,331	26,057
Other Income				
LPOW Grant	2,420	0	2,420	3,942
Insurance claim	0	0	0	485
Donation	0	0	0	41,646
	2,420	0	2,420	46,073
Total receipts	55,753	0	55,753	72,138
Less: Total payments (page 11)	-56,050	0	-56,050	-73,829
Excess of Receipts over Payments (Excess of Payments over Receipts)	-297	0	-297	-1,691
Add: Total assets at 1 January	29,193	0	29,193	30,884
Total assets at 31 December	28,896	0	28,896	29,193

ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2

RECEIPTS AND PAYMENTS ACCOUNT
Year ended 31 December 2020

	Unrestricted Funds Total	Restricted Funds Total	Total Funds 2020	Total Funds 2019
	£	£	£	£
Payments				
Activities directly relating to the work of the church				
Altar and church supplies	0	0	0	137
Church grounds	0	0	0	765
Clergy expenses	138	0	138	0
Contract services	50	0	50	0
Equipment	0	0	0	180
Fundraising	0	0	0	3,000
Gifts	0	0	0	35
Hospitality	0	0	0	10
Insurance	5,044	0	5,044	4,466
Payroll costs	315	0	315	319
Repairs and maintenance	909	0	909	14,137
Subscription	0	0	0	50
Sundry and other expenses	0	0	0	120
Telephone / broadband	0	0	0	0
Utilities	9,785	0	9,785	17,353
Wages & Salaries	39,163	0	39,163	32,812
	<u>55,404</u>	<u>0</u>	<u>55,404</u>	<u>73,384</u>
Church management and administration				
Accountancy fees	250	0	250	200
Admin costs	396	0	396	210
Printing, stationery, photocopying and publicity	0	0	0	35
	<u>646</u>	<u>0</u>	<u>646</u>	<u>445</u>
Total payments (transferred to page 10)	<u><u>56,050</u></u>	<u><u>0</u></u>	<u><u>56,050</u></u>	<u><u>73,829</u></u>

ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2

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ST MARGARET THE QUEEN
STREATHAM HILL, LONDON SW2

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