

**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

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**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.

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- 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

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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-

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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

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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.



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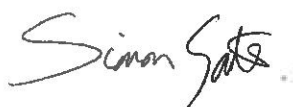
24th May 2021

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**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

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**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

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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
	55,404	0	55,404	73,384
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
	646	0	646	445
Total payments (transferred to page 10)	56,050	0	56,050	73,829

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**Notes to the Accounts
For the year ended 31 December 2020**

Accounting policies

Form of the Accounts

The financial statements of the PCC have been prepared using the Receipts and Payments basis in accordance with the Church Accounting Regulations 2006 and in accordance with the current Charities SORP (2015) and applicable accounting standards for small entities.

Funds

General funds represent the funds of the PCC that are not subject to any restrictions regarding their use, and are available for application to 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 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.

Subject to the above, receipts and payments include income as received and expenditure when irrevocably paid.

Statement of Assets and Liabilities

The following assets are recognised but not necessarily valued in the Statement of Assets and Liabilities:

- Movable church furnishings held by the churchwardens on special trust for the PCC and which require a Faculty for disposal.
- Land and buildings held on behalf of the PCC.
- Other fittings, fixtures and office equipment where the PCC is free to dispose of such assets without a Faculty.
- Investments held beneficially by the PCC.

The following assets are recognised and a monetary value given as part of the description in the Statement of Assets and Liabilities:

- Amounts owing from the Inland Revenue where a formal claim has been made.
- Any other amounts owing to the PCC including church hall lettings and insurance claims.
- Legacies where formal notification of entitlement and amount has been received at 31 December by the PCC.

Closing bank balances are shown in the Receipts and Payments Account.

The following liabilities are recognised in the Statement of Assets and Liabilities:

- Grants received in respect of St. Margaret Development Company Ltd
- Any arrears of Diocesan Parish Share.
- Amounts owing to the HMRC.

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- Creditors for goods and services where supply has been received and invoiced by 31 December