

**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

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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

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