



# The Saint Peter's Vauxhall Mission Initiative 2021 Annual Report

Registered Charity Number 1189870  
For the year ending 31 December 2021

310 Kennington Lane, London, SE11 5HY

[www.stpetersvauxhall.org](http://www.stpetersvauxhall.org)

[hello@stpetersvauxhall.org](mailto:hello@stpetersvauxhall.org)



Contents

1. Introduction.....3

2. Aims and Purposes .....4

3. Objectives and Activities.....5

4. Achievements and Performance .....7

5. Financial Review ..... 14

6. Funds held as Custodian Trustees on behalf of others ..... 16

7. Plans for Future Periods..... 16

8. Risk Management.....17

9. Structure, Governance and Management..... 18

10. Administrative Information ..... 19

## 1. Introduction

St Peter's Church in Vauxhall is a mission initiative established by the Bishop of Southwark under a Bishop's Mission Order (BMO) on 18 March 2020. On 10 June 2020, a charitable incorporated organisation (CIO) was established to provide the necessary governance structure for the mission initiative.

Under the BMO, the mission initiative has responsibility for the St Peter's church building and the congregation based there. The church is situated geographically within the Ecclesiastical Parish of North Lambeth.

This annual report of the CIO covers the reporting period from 1 January 2021 until 31 December 2021.

The CIO is not a parish church and so is not subject to the reporting framework for Church of England parishes set out in the Church Representation Rules. However, the trustees are mindful that the CIO performs many of the same functions as a parish church. Moreover, the trustees are elected by and accountable to the church's congregants.

To that end, the trustees have agreed to submit several reports (all contained in this document) to an annual meeting of the church's congregants. They put into context the financial statements of the CIO and relate them to the wider life of the church. They set out a review of the past year and link the financial plans of the church to its vision for the future.

This document also serves as the annual report of the CIO to the Charity Commission. The trustees have considered the Charities Acts, other associated regulations and the applicable Statements of Recommended Practice when drafting this document.

This annual report has been prepared by several authors and was reviewed and adopted by the Board of Trustees by resolution passed on 15 May 2022.

This report is signed below by Rev Michael John, Minister-in-Charge and ex-officio chair of the Board of Trustees, on behalf of the board by way of confirmation of the passing of this resolution.



Rev. Michael John

15 May 2022

## 2. Aims and Purposes

As set out in the CIO's constitution, the object of the CIO is:

"the advancement of religion in accordance with the tenets and practices of the Church of England for the public benefit including (but not limited to):

1. promoting the Gospel through the growth and development of Saint Peter's Church, Vauxhall
2. ancillary or incidental educational activities; and
3. other associated activities for the benefit of the community."

The CIO pursues this object in accordance with the objectives of the mission initiative for which it is responsible for managing. As set out in the Bishop's Mission Order, these are:

"To further the mission of the Gospel and the Church of England in North Lambeth, particularly:

- (i) the establishment of thriving worshipping communities, to include two congregations worshipping at Saint Peter's Church, Vauxhall;
  - a. a congregation using forms of worship with traditional catholic aspects of the Church of England ("the traditional congregation"); and
  - b. a congregation using forms of worship from the contemporary evangelical tradition of the Church of England ("the contemporary congregation")
- (ii) sharing in the reconciling mission of God in Christ through evangelistic outreach; and
- (iii) community engagement meeting the needs of local people physically or emotionally, promoting the common good and having particular regard for the vulnerable and marginalised and overlooked in society.

The trustees support the Minister-in-Charge, Rev. Michael John, and the wider staff team in this mission, which we summarise in our vision statement, to be:

"Jesus' People, in His Church, for His Mission, in this city."

### 3. Objectives and Activities

The trustees are committed to supporting St Peter's Vauxhall in being Jesus' People, in His Church, for His Mission, in this city. Our desire is for each person to know Christ personally through God's Word, prayer, worship, and His Spirit. We want to see lives transformed, not just individually but as a community, as we seek to work out what being the family of God truly means and how Christ's Church should live.

We are committed to the mission of Christ which is to reconcile people to himself and whilst we can never do more than Christ to show his love to people, we believe it is our mission to try. Our response to the Good News is to play an active part in our city, seeking to respond to the needs of our area.

When planning our activities for the year, we have considered the Charity Commission's guidance on public benefit and, in particular, the supplementary guidance on charities for the advancement of religion.

#### Jesus' People

2021 was a strange second year in the life of St Peter's, as the COVID-19 pandemic continued to restrict the services, outreach opportunities and events we could run.

Whilst churches could stay open during the third lockdown, the trustees were mindful to protect vulnerable members of the congregation and to practice social distancing. This was achieved by:

- Resuming online services between 17 January and 21 March, allowing people shielding to continue participating in the life of the church. We continued to hold short Sunday services at 11am and 4pm for those who needed them.
- Given the difficulties in getting children to maintain social distancing, launching a new 9.30am Sunday service to enable families to worship together whilst sitting in separate family bubbles. As many surrounding churches closed during the third lockdown, many new families came to St Peter's to worship and appreciated the welcoming yet safe respite from lockdown life every Sunday morning. The family service continued to thrive throughout 2021.

Attendance at the 11am traditional service and 4pm contemporary worship both changed dramatically coming out of lockdown. Many members of the congregation reconsidered which church they attended or moved out of London altogether. 2021 was a year of trying to re-find the rhythm of gathering regularly again. We are hugely grateful to those in the congregation who returned regularly to worship with us.

As restrictions eased shortly before Holy Week, we put on a range of services. These included a Book of Common Prayer communion service, a contemporary 'Stations of the Cross' service, traditional choral worship on Maundy Thursday, a reflective service on Good Friday and our three regular Sunday services on Easter Day.

St Peter's continued to run 'The Gathering' – a weekly Bible study and prayer meeting on Wednesday evenings – in the first half of 2021. We met for the first few months on Zoom

but then met in person as restrictions eased. In October 2021, this was discontinued as the church prepared to launch home groups for the first time. Church members gathered in St Peter's House on Wednesday evenings in the last three months of 2021 for prayer, Bible study and to begin fleshing out what the groups would look like ahead of their launch in January 2022.

Our outreach pastor, Nadia Burrell, began a Bible study for students in the local area.

## **In His Church**

A huge encouragement for us was the introduction of 'St Peter's House Lunches' in the second half of the year. Emma and I have been delighted to welcome people from all three services as well as newcomers into the vicarage for Sunday lunch each month. We have really valued this time to eat together, unite as one church family and share more about our vision for St Peter's. A huge thank you to David Early and Patricia Ponniah for cooking over the autumn term.

It has also been wonderful to gather as one church family for joint services throughout the year. These included our Focus Sunday service on 25 July and the Advent service on 28 November.

As restrictions lifted, we were able to reintroduce refreshments at the 11am and 4pm services and share lunch as one church family on St Peter's Day. We encouraged church members to share fellowship and hospitality in their own homes by launching 'Summer Suppers'. Over 50 people took part which was a huge encouragement.

## **For His Mission**

Although the third lockdown made us focus primarily on reintegrating our church family once restrictions lifted, we still put on a range of events aimed at helping people come to know Christ.

We ran two Alpha courses in 2021 – one in person, one online – and held a successful student night in September, offering free pizza to students who had recently moved into the accommodation in Nine Elms.

Our monthly evensong services continued. Over Christmas, we held both traditional and contemporary carol services. Church members were encouraged to invite friends and family; both services were well attended.

## **In this City**

We were saddened that the pandemic again prevented us from hosting our weekly night shelter in partnership with Robes. However, we supported the guests staying in hotel accommodation organised by Robes by providing food and other supplies.

As in 2020, we again took part in the Church Revitalisation Trust's "Love Your Neighbour" initiative. We provided sleeping bags, blankets and warm clothes to people who were street homeless over the winter. We also began partnering with Vauxhall Foodbank and have set up a donation point in the church for food and essential items.

Over the summer, Nadia Burrell joined the staff team as Outreach Pastor to lead these initiatives and develop new ones in partnership with local churches. Our ability to serve our local community will be greatly strengthened by refurbishing our church kitchen. We are so thankful for the generosity of our church family which means that we have almost reached our fundraising target.

## Conclusions

Despite the long way that we have come since March 2020, our hopes that 2021 would be the year the pandemic ended frustratingly did not come to pass. Yet as we returned to holding services in person and welcoming our church community back into the building, we are so grateful for all the amazing people that God has brought to St Peter's and their commitment to us, through attending regularly, serving practically and giving financially. Our prayer is that people would see the wider family they are part of as we slowly come out of the pandemic.

*Have I not commanded you? Be strong and courageous. Do not be afraid; do not be discouraged, for the Lord your God will be with you wherever you go. Joshua 1:9*

Rev. Michael John  
Minister-in-Charge

## 4. Achievements and Performance

### 4.1 Wardens' Report

After the challenges of last year, it's been a delight to once again be able to gather together as a prayerful community in person. Over the year, as a church, we have been exploring new ways for God to speak to new people through us. For many, Summer Suppers and lunches at the rectory allowed everyone across our services to come together as a single church family.

Our ability once again to join together is undoubtedly thanks to Michael and Emma whose boundless energy and love can be seen in so many aspects of the life of St Peter's. The way they have opened their home to all is now bearing fruit through the successful creation of home groups. All this would also not be possible without the tireless efforts of the staff team and many volunteers for whose time and dedication we are so grateful.

Looking to the future, we are excited with plans to develop the building facilities at St Peter's, particularly with a view to strengthening our outreach. These plans will improve our ability to support the many groups who use the church and fully commit to being "Jesus' people, in His church, for His mission, in this city" which we look forward to developing over the coming year.

Hattie Compston & Charlie Wachter  
Community Wardens

## 4.2 Report on the Proceedings of the Board of Trustees

### (a) Composition and Meetings

Following the elections at the 2021 Annual Meeting, Tom Cross and Andrew Burrell continued as trustees, with Anna Melton and Peter Goves stepping down. Charlie Wachter, Hattie Compston, Marché Mackey, Esther Woo, Anna Boon and Sam Hermes were newly elected and took up office in June. Anna Boon resigned in September 2021 when she and her family moved out of London.

The trustees met six times in 2021 and the Standing Committee met two additional times.

### (b) Structure and Policies

The Standing Committee, comprising the Minister-in-Charge, Community Wardens, Treasurer and Secretary, continue to set the strategic direction of the church, manage its day-to-day finances and implement its human resources policies.

The trustees adopted rules governing how Annual Meetings are run, broadly following the rules that apply to parish churches. This included adopting the Church of England's policy on who cannot be elected as a trustee because they are a safeguarding risk.

The 2021 Annual Meeting unanimously agreed that future contested elections to the Board of Trustees and Deanery Synod would use the single transferrable vote system. This will help to ensure that those elected better reflect all three of our congregations.

The trustees agreed in principle to several constitutional amendments to clarify how trustees are elected and may resign. These were formally approved by the trustees and the Charity Commission in March 2022.

The trustees invited the staff to appoint a representative to attend meetings.

In September, the trustees reviewed the church's safeguarding policy and reaffirmed their commitment to the Diocese of Southwark's "A Safe Church" initiative. Our safeguarding officers developed new practices across all three services, including a new photography policy and new signage directing people to other support services.

The trustees adopted a new Health & Safety policy, overseen by the Church Coordinator.

The Standing Committee reviewed the church's human resources policies. The trustees appointed Esther Woo as Pastoral Care Officer, who is available to support staff and volunteers with any concerns whilst at work. Our Minister, Rev Michael John, continues to be available to provide pastoral support to members of the congregation.

### (c) Services

#### The 9.30

St Peter's started the 9.30am service to allow families to worship at church in a socially distanced, COVID-safe manner. Attendance grew substantially over spring 2021, with several families from other churches joining. However, as COVID restrictions eased, numbers were more unsteady, with between two and 14 families attending each week.



The trustees continue to monitor how sustainable it is for a small church like ours to run three Sunday services. However, we are satisfied that its unique shape, style and content are attractive and make it worth continuing at this stage. The trustees are grateful to our Families Pastor, Julia Briggs, for her leadership, teaching and pastoring of this service.

### **The 11 and Evensong**

Despite sadly saying goodbye to several longstanding church members, the 11am service has grown over the last year. Evensong also resumed after Easter.

The trustees are keen to grow our choral worship at the 11am service by encouraging more church members to join the choir so it can reduce its reliance on professional singers. We are grateful to our Director of Music, Will Fraser, as he takes on this work.

### **The 4**

Many regulars at the 4pm service used the third lockdown to reconsider where they attended church or whether to move out of London altogether. However, since restrictions began to lift, the service has grown from strength to strength. The trustees are grateful to our ordinand, David Hill, for leading the worship, sound and production at our 4pm services.

## **(d) COVID-19**

The coronavirus regulations and Government guidance during the third lockdown permitted churches to stay open for public worship. After much consideration, the Minister-in-Charge and Community Wardens decided to keep the church open in January and February 2021 to support those people who were struggling with isolation and felt they needed to attend. Others were discouraged from attending church in person and to take part instead in our online pre-recorded services. As restrictions began to ease, online services ended on Palm Sunday. Throughout the pandemic, the trustees had regard to guidance from the Government and Diocese of Southwark on issues such as face coverings, social distancing and the taking of Communion.

The trustees are grateful to our Church Coordinator and Health & Safety Officer, Grace Broome, for her leadership and guidance in this area.

## **(e) Relationship with North Lambeth Parish**

St Peter's held a joint service with St Anselm's on Maundy Thursday, which was well attended.

North Lambeth Parish (NLP) owns both the church building and St Peter's House. However, the CIO is responsible for the upkeep and refurbishment of the church building and does not receive any ongoing financial support for this from NLP, though we were grateful for a one-off contribution made towards cutting back the trees outside St Peter's House.

NLP is currently selling St Peter's House to the Diocese of Southwark. The trustees support this as it will guarantee that St Peter's House will become the permanent vicarage for the Minister-in-Charge of the CIO. The trustees are in discussions with NLP about how the proceeds of the sale will be distributed.

## **(f) Staff & Volunteers**

In 2021, the CIO made several staff appointments:

- The CIO took over the contract of Will Fraser, our Director of Music, so that he is paid directly by St Peter's rather than by North Lambeth Parish.
- Lizzie Watts finished her year-long voluntary placement with St Peter's in summer 2021.
- Nadia Burrell joined in July 2021 as Outreach Pastor. The role includes both coordinating St Peter's' social justice projects and leading our student evangelism in Nine Elms. The latter is partly funded by a grant from the Diocese of Southwark.
- Julia Briggs was appointed as our part-time Families Pastor in September 2021. The role is funded out of a gift made to the CIO from Holy Trinity Church, Clapham.
- We were delighted that the Rt Rev Emma Ineson and Rev Mat Ineson joined our congregation this year. Mat generously offered to assist Rev Michael John in presiding over some services, such as when Michael is on holiday. Consequently, the trustees invited the Diocese of Southwark to appoint Mat as a non-stipendiary Associate Minister of St Peter's. We were pleased that the Archdeacon of Lambeth confirmed this appointment on 22 November 2021. Mat will continue to provide support on an ad hoc basis but has declined to take up office as a trustee of the CIO.

## **(g) Finance**

The CIO has now assumed full responsibility for managing its finances, taking over functions previously performed on its behalf by both North Lambeth Parish and Holy Trinity Church, Clapham.

The trustees scrutinised and approved the accounts for 2020.

The trustees adopted budgets for 2021 and 2022. The 2021 budget was based on a modest increase in expenditure, with the appointment of two new members of staff.

The CIO continues to increase its contribution to the Diocese of Southwark's Parish Support Fund. Our contribution in 2021 was £11,500, compared to £4,339 the previous year.

The CIO received a £2,000 grant from Kennington Vineyard church which had closed. The money has been earmarked to refresh the church's branding, messaging and website.

## **(h) Buildings**

In January, the CIO agreed with Lambeth Council to rebuild the wall outside St Peter's House.

The trustees approved additional spending to repair damage to the brickwork and stonework on the exterior of the church building, remedy electrical work and tend to the trees outside St Peter's House.

The trustees applied to the Diocesan Advisory Committee for permission to renovate the church kitchen. The work is expected to commence in summer 2022. The CIO has secured

a substantial grant from Viridor Credits for the work. The trustees are also grateful for donations received from members of the congregation.

We continue to consider how the kitchen refurbishment could be incorporated as part of a wider project to make the church more welcoming to visitors and to make the building more useful practically to the church and the wider community. However, no final decisions have been taken.

#### **(i) Prayer**

The trustees continued to pray throughout the year for God's will to be done at St Peter's and among its congregation. As we prepare for the board of trustees to grow following elections at the Annual Meeting in May, we are excited for God's plans for St Peter's in the year ahead.

Andrew Burrell  
Secretary

### **4.3 Report on the Mission Initiative Roll**

As required under the Church Representation Rules, the Mission Initiative Roll will be updated annually and every six years a new Roll must be produced.

This is the second year of the current Mission Initiative Roll. The deadline for revisions to the roll was 1 May 2022. The number of people on the Roll is now 73.

The number of people on the roll determines:

- The number of representatives that the mission initiative has on North Lambeth Deanery Synod (currently two);
- The size of the board of trustees.

Members of the congregation who are enrolled are eligible to vote in elections to Deanery Synod and the board of trustees.

Grace Broome  
Church Coordinator and Electoral Roll Officer

#### 4.4 Report on Fabric, Goods and Ornaments

The Church building remained safe and secure throughout 2021. More work was carried out on the building than the previous year, including:

- A structural engineering report was obtained for the whole church building assessing which work is urgent and how to carry it out;
- Repairs were made to the boiler and surrounding pipes;
- Urgent repairs were made to the electrics;
- Brickwork on the exterior front of the church building was replaced and repaired;
- Work was carried out on the gutters to prevent leaks from damaging a wall by the upstairs office;
- An asbestos management report was completed;
- The annual PAT test, lightning conductor test, fire extinguisher test, and quarterly pest control inspections were carried out as usual.

No work was carried out on St Peter's House.

Grace Broome  
Church Coordinator and Health & Safety Officer

#### 4.5 Safeguarding Report

Even though 2021 did not see any safeguarding incidents, the Minister, trustees and Safeguarding Officers took several steps to ensure that the church meets the Diocese of Southwark's "A Safe Church" guidance. This included several meetings around how to ensure the church delivers its safe church model. Throughout 2021 we remained in close contact with the Diocese of Southwark's safeguarding team and sought their guidance where appropriate.

Signs are now displayed in the church building informing the congregation about how to access the safeguarding officer and other local services. The church also adopted a new photography policy which falls in line with the "A Safe Church" guidance.

In February 2022, Rhoda Oblie-Allen from the 4pm service was appointed as the church's second safeguarding officer, alongside Luke Taylor.

Luke Taylor & Rhoda Oblie-Allen  
Safeguarding Officers

## 4.6 Report on the Proceedings of North Lambeth Deanery Synod

After Sam Hermes and I were elected as Deanery Synod representatives for St Peter's Vauxhall in May 2021, we attended two Deanery Synod meetings, one in July and one in October. In July, Deanery Synod met to elect members to the Diocesan Synod. We elected four lay members and five clergy members, including our very own Rev Michael John, who was appointed to the Diocesan Council of Trustees. We also elected seven lay members and seven clergy to General Synod. After the elections, we enjoyed a social with the other Deanery Synod members, sharing dinner and drinks together. In October, we attended a Zoom meeting which focused on the environment. We discussed how churches in the Deanery could engage with climate issues in the run-up to the COP26 climate change conference.

Nadia Burrell

## 4.7 Church Statistics for 2021

Baptisms	0
Thanksgivings for the Gift of a Child	0
Admission of Children to Communion	0
Confirmations	0
Marriages	3
Funerals (with church service)	0
Funerals (at Crematorium/Cemetery)	0
Number of adults and children attending worship on Easter Day	73
Number of adults and children attending worship on Christmas Eve & Christmas Day	42
Number of communicants on Christmas Eve & Christmas Day	39

## 5. Financial Review

The church's financial position for 2021 is positive. The church has continued to generate a healthy income stream through congregational giving and church income increased through the year.

This is particularly encouraging given the continued difficulties the pandemic presented. Income from church activities was marginally below budget given that the building could not be rented out for use by external organisations for the first part of the year. By contrast, giving from the congregation far exceeded our initial expectations, for which we are very grateful.

### Income

The main source of church income is congregational giving (approximately £104,000). This is very encouraging and gives us confidence that the church's finances are sustainable. The trustees want to thank everyone in the congregation who supports the life of the church in this way.

Another source of income is renting out the church. In 2021 we received almost £14,000 from hiring out the church to different choirs, orchestras and for one-off events. We hope to be able to grow the use of the church building by the local community in 2022.

### Expenditure

Overall expenditure in 2021 roughly doubled compared to 2020. Two new members of staff were hired, some minor building projects were completed, and COVID restrictions were further relaxed. This meant that more money was spent on events and, because the church was open more, our utility bills increased. However, pleasingly this increase in expenditure was in line with the budget agreed upon at the start of the year.

In July 2021, the CIO employed Nadia Burrell as Outreach Pastor, following a competitive recruitment process. As Nadia is married to Andrew Burrell (who is a trustee), permission to employ her was obtained from the Charity Commission. Nadia Burrell's gross salary is £26,000 per year.

The 2022 budget is balanced. We expect expenditure to increase further as we invest in new outreach projects to further the ministry of the church, decide how we can better support charitable efforts outside St Peter's, and invest in the fabric of the building itself. The trustees have authorised the use of part of our reserves (which increased in 2021) to support these projects and are grateful to both our staff and volunteers who have already secured external fundraising for some of these projects.

# St Peter's Church, Vauxhall

## Financial Activities

### January – December 2021

	Notes	Designated	General St Peter's (Unrestricted)	Lizzie's Leaving Fund	Organ Fund	Restricted	TOTAL	2020 TOTAL
		£	£	£	£	£	£	£
<b>Income</b>								
<b>Total Income</b>	<b>1</b>	<b>9,000</b>	<b>158,392</b>	<b>55</b>	<b>-</b>	<b>16,800</b>	<b>184,248</b>	<b>155,252</b>
<b>Total</b>		<b>9,000</b>	<b>158,392</b>	<b>55</b>	<b>-</b>	<b>16,800</b>	<b>184,248</b>	<b>155,252</b>
<b>Expenditures</b>	<b>2</b>							
<b>Administration</b>								
Total Administration	a	-	5,123	-	-	-	5,123	1,711
Choral Worship								
Total Choral Worship	b	-	2,630	-	46	-	2,677	3,070
Communications								
Total Communications	c	-	1,687	-	-	-	1,687	998
Contemporary Worship								
Total Contemporary Worship	d	-	811	-	-	-	811	1,311
Hospitality								
Total Hospitality	e	-	1,226	-	-	-	1,226	1,316
Interns								
Total Interns		-	-	-	-	-	-	4,849
Maintenance								
Total Maintenance	f	8,626	11,527	-	-	-	20,153	6,615
Ministry								
Total Ministry	g	-	4,943	200	-	-	5,143	1,901
Mission Giving								
Total Mission Giving	h	-	11,500	-	-	-	11,500	4,339
Ordinand								
Total Ordinand		-	-	-	-	-	-	557
Outreach/Evangelism								
Total Outreach/Evangelism	i	-	3,736	-	-	1,005	4,741	3,069
Staff								
Total Staff	j	3,785	48,984	-	-	3,917	56,686	14,123
Sunday Services								
Total Sunday Services		-	-	-	-	-	-	87
Utilities								
Total Utilities	k	-	17,846	-	-	-	17,846	20,223
<b>Total Expenditures</b>		<b>12,411</b>	<b>110,015</b>	<b>200</b>	<b>46</b>	<b>4,922</b>	<b>127,594</b>	<b>64,169</b>
<b>Net Operating Income</b>		<b>-</b>	<b>3,411</b>	<b>48,378</b>	<b>-</b>	<b>145</b>	<b>46</b>	<b>11,878</b>
<b>Net increase in bank and cash for 2021</b>		<b>-</b>	<b>39,238</b>	<b>-</b>	<b>-</b>	<b>11,878</b>	<b>51,116</b>	<b>87,751</b>
Bank and cash balance brought forward		-	73,863	-	-	13,888	87,751	-
<b>Bank and cash balance carried forward at 31 December 2021</b>		<b>-</b>	<b>113,101</b>	<b>-</b>	<b>-</b>	<b>25,766</b>	<b>138,867</b>	<b>87,751</b>

Please refer to the annual accounts at the end of this report for full details on items summarised above and for St Peter's' balance sheet.

Tom Cross  
Treasurer

## 6. Funds held as Custodian Trustees on behalf of others

There are none.

## 7. Plans for Future Periods

### Jesus' People

Our three services, each with their distinct worship style – 9.30am family worship, 11am traditional eucharist and 4pm contemporary worship – will all continue throughout 2022.

The most significant change to our services will be the introduction of more choral worship at our 11am service. We hope to encourage more church members to join our choir which will lead worship more regularly on Sunday mornings. This, rather than Evensong, will be Will Fraser's (our Director of Music) focus moving forward, assisted by Tom Cross.

We are sad to be losing our ordinand, David Hill, at the end of May 2022 as he leaves to start his curacy at St Saviour's Church, Wendell Park. During his time here, David has gathered a team of incredible volunteers for our worship band and production team, which we hope to grow and strengthen.

Our first three home groups launched in January 2022 and we are already adding more as more people join. In Lent 2022, we provided a Bible reading plan to encourage deeper devotion to Jesus.

### In His Church

We will continue to gather as one church family: already we have had a joint service at Easter and another is planned for Pentecost.

Between 28 and 31 July, we will be attending Focus – a Christian festival for churches in the HTB network – as a church family. Following the success of Summer Suppers last year, we hope to repeat it in 2021.

The kitchen refurbishment is expected to commence over the summer. Our Outreach Pastor, Nadia Burrell, will devote more of her time to fundraising for other improvements we can make to the church building to make it more welcoming to visitors, more useful to the local community and a safer space for our staff to work. The trustees will finalise the scope and scale of this building project in late 2022.

### For His Mission

We want St Peter's to be a church to which people feel comfortable inviting their friends and family. Already in 2022 we have hosted a Burns Night ceilidh and plan to host a silent disco in June 2022.

Most of all, however, we want people to come to know Christ. The Alpha course will run again in September. We continue to minister to students living in Nine Elms, such as by handing out goody bags to students ahead of their exams in May. In November, our sermon series will focus on how we as a church family can engage in Christ's mission to reconcile people to himself.



## In This City

In May 2022, we launched 'Breakfast Club': a drop-in centre on Thursday mornings providing free toast, tea and coffee to people who might otherwise go hungry or who simply want some company during the week. We will continue to support Robes in its homeless outreach over the winter months.

We are currently in talks with Hope Church Vauxhall, London City Mission and the Metropolitan Police about starting a project to support victims of human trafficking.

Rev. Michael John  
Minister-in-Charge

## 8. Risk Management

St Peter's' trustees and staff seek to identify and mitigate the key risks that they encounter in all aspects of the church's activities. These include key risks to the church's spiritual life, finances, statutory and legal duties, operations and reputation.

Both the nature of St Peter's as a growing church and the coronavirus pandemic mean that the steps required to mitigate these risks so that they fall within an acceptable risk tolerance often need to be reviewed and changed.

St Peter's has in place a wide range of policies and procedures to ensure that all such risks are effectively managed. Examples include the safeguarding policies for children and vulnerable adults; the financial policies and procedures to prevent misappropriation of funds, effective controls over expenditure and regular reporting; the data protection policy ensuring proper use of congregation members' details; regularly reviewed risk assessments for events and services, and a programme of rolling repairs to ensure that the church buildings remain safe and in good repair.

## 9. Structure, Governance and Management

The Saint Peter's Vauxhall Mission Initiative is a foundation Charitable Incorporated Organisation (CIO). Its governing document is its constitution, which was last amended on 22 March 2022.

The amended constitution provides that trustees are appointed in the following ways:

### Ex-Officio Trustees

- The Clerk in Holy Orders appointed as the Leader of the Mission Initiative by the Bishop of Southwark is ex-officio the chair of trustees of the CIO until they cease to hold that office.
- Any other Clerk in Holy Orders appointed (other than as Leader) to the Mission Initiative by the Bishop of Southwark is ex-officio a trustee of the CIO until they cease to hold that office.
- Persons elected as lay members of the Deanery Synod of North Lambeth by the members of the Mission Initiative Roll of St Peter's church, Vauxhall, are ex-officio trustees of the CIO until they cease to hold that office.

### Elected Trustees

Trustees are also elected at an annual meeting of congregants who are listed on the Mission Initiative Roll. The roll is compiled in accordance with rules 27A-27D of the Church Representation Rules.

Each annual meeting may elect:

- Two Community Wardens, one Secretary and one Treasurer, each for a term of one year,
- Ordinary trustees, for a term of three years. The number of ordinary trustees to be elected depends on the size of the Mission Initiative Roll. At the 2022 Annual Meeting, up to three trustees may be elected.
- Further ordinary trustees, for a term of one year, to fill a vacancy created when a person is elected to the board in two different capacities (e.g. where a person is an ordinary trustee and is subsequently elected as Community Warden).

### Co-Opted Trustees

The board of trustees, by resolution passed at a properly convened meeting, may appoint a new trustee to fill a casual vacancy created when an elected trustee resigns. If, at the next annual meeting, the term of the resigning trustee still has more than a year remaining, the annual meeting may then elect the co-opted trustee or some other person to finish that term.

The 2022 Annual Meeting will elect one person to fill the casual vacancy created by the resignation of Anna Boon, for a term of two years.

## 10. Administrative Information

Registered Name: The Saint Peter's Vauxhall Mission Initiative

Charity Number: 1189870 (England & Wales)

Principle Office & Correspondence Address: St Peter's Vauxhall, 310 Kennington Lane, Vauxhall, London, SE11 5HY.

The Trustee members who have served at any time since 1 January 2021 and the date upon which this report was approved are the following:

### Ex-Officio Members:

Minister-in-Charge: Rev. Michael John

Deanery Synod Representatives: Samuel Hermes (since 8 June 2021)

### Elected Members:

Wardens: Anna Melton (until 31 May 2021)  
Peter Goves (until 31 May 2021)  
Harriet Compston (since 1 June 2021)  
Charles Wachter (since 1 June 2021)

Secretary: Andrew Burrell

Treasurer: Thomas Cross

Ordinary Trustees: Anna Boon (1 June – 29 September 2021)  
Marché Mackey (since 1 June 2021)  
Esther Woo (since 1 June 2021)



**St Peter's Vauxhall Church**  
**Receipts and payments account**  
January - December 2021

	Notes	Designated	General St Peter's (Unrestricted)	Lizzie's Leaving Fund	Organ Fund	Restricted	TOTAL	2020 TOTAL	
		£	£	£	£	£	£	£	
Income									
Total Income	1	9,000	158,392	55	-	16,800	184,248	155,252	
Total		9,000	158,392	55	-	16,800	184,248	155,252	
Expenditures	2								
Administration									
Total Administration	a	-	5,123	-	-	-	5,123	1,711	
Choral Worship									
Total Choral Worship	b	-	2,630	-	46	-	2,677	3,070	
Communications									
Total Communications	c	-	1,687	-	-	-	1,687	998	
Contemporary Worship									
Total Contemporary Worship	d	-	811	-	-	-	811	1,311	
Hospitality									
Total Hospitality	e	-	1,226	-	-	-	1,226	1,316	
Interns									
Total Interns		-	-	-	-	-	-	4,849	
Maintenance									
Total Maintenance	f	8,626	11,527	-	-	-	20,153	6,615	
Ministry									
Total Ministry	g	-	4,943	200	-	-	5,143	1,901	
Mission Giving									
Total Mission Giving	h	-	11,500	-	-	-	11,500	4,339	
Ordinand									
Total Ordinand		-	-	-	-	-	-	557	
Outreach/Evangelism									
Total Outreach/Evangelism	i	-	3,736	-	-	1,005	4,741	3,069	
Staff									
Total Staff	j	3,785	48,984	-	-	3,917	56,686	14,123	
Sunday Services									
Total Sunday Services		-	-	-	-	-	-	87	
Utilities									
Total Utilities	k	-	17,846	-	-	-	17,846	20,223	
Total Expenditures		12,411	110,015	200	46	4,922	127,594	64,169	
Net Operating Income		-	3,411	48,378	-	145	46	11,878	56,654
Payments to acquire fixed assets		3,600	1,938		-	-	5,538	3,332	
Transfers between funds		7,011	-	7,202	145	46	-	-	
Net increase in bank and cash for 2021		-	39,238	-	-	11,878	51,116	87,751	
Bank and cash balance brought forward		-	73,863	-	-	13,888	87,751	-	
Bank and cash balance carried forward at 31 December 2021		-	113,101	-	-	25,766	138,867	87,751	

**St Peter's Vauxhall**  
**Statement of assets and liabilities**  
**As at 31 December 2021**

		2021 £	2021 £	2020 £	2020 £
<b>Fixed assets</b>					
	acquired 2020	3,332		3,332	
	acquired 2021	<u>5,538</u>		<u>-</u>	
			8,870		3,332
<b>Current assets</b>					
Debtors		-		14,840	
Cash at bank and in hand		<u>138,867</u>		<u>87,751</u>	
			138,867		102,591
<b>Current liabilities</b>					
Owed to North Lambeth Parish		-		(1,561)	
Accruals relating to 2021		(2,191)		-	
Accrual for independent examination		<u>(960)</u>		<u>(900)</u>	
			(3,151)		(2,461)
<b>Net current assets</b>			<u>135,716</u>		<u>100,130</u>
<b>Total net assets</b>			<u>144,586</u>		<u>103,462</u>

The accounts were approved by the trustees and signed on their behalf by:



Revd Michael John

Date: 23/10/2022

**St Peter's Vauxhall Church**  
**Financial Activities**  
January - December 2021

	Notes	General St Peter's (Unrestricted )	Lizzie's Leaving Fund	Organ Fund	Restricted	Not Specified	TOTAL	2020 TOTAL
		£	£	£	£	£	£	£
<b>Income</b>								
Evensong Collection			55				55	
Fresh Expression Grant - Student Worker					13,332		13,332	13,332
Gift Aid			26,214				26,214	12,723
Giving Collections			1,399				1,399	2,800
Giving Standing Order			104,207	55			104,263	75,713
HTC			12,224				12,224	44,603
Love Your Neighbour (Restricted)			510		2,492		3,002	2,181
One-off giving		2,000					2,000	-
Outreach Project		7,000					7,000	-
Robes Funding			30		976		1,006	108
Sales			40				40	-
St Peter's Church			13,714				13,714	3,792
Unapplied Cash Payment Income						-	-	-
<b>Total Income</b>	<b>1</b>	<b>9,000</b>	<b>158,392</b>	<b>55</b>	<b>-</b>	<b>16,800</b>	<b>-</b>	<b>184,248</b>
<b>Total</b>		<b>9,000</b>	<b>158,392</b>	<b>55</b>	<b>-</b>	<b>16,800</b>	<b>-</b>	<b>184,248</b>
<b>Expenditures</b>	<b>2</b>							
<b>Administration</b>								
Amazon Prime			96				96	8
Independent examination fees			900				900	-
Broadband & Phone			1,051				1,051	275
ChurchSuite			510				510	31
Computer Costs			145				145	381
DBS			80				80	-
Office Services			861				861	370
Performance licenses			687				687	362
QuickBooks			346				346	29
Spotify			100				100	111
Supplies			347				347	144
<b>Total Administration</b>	<b>a</b>	<b>-</b>	<b>5,123</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,123</b>	<b>1,711</b>
<b>Choral Worship</b>								
Advent & Carol Singers			775				775	625
Evensong Singers			780				780	850
Music Purchase								55
Organ Maintenance					46		46	373
Organist Fees			1,075				1,075	1,167
<b>Total Choral Worship</b>	<b>b</b>	<b>-</b>	<b>2,630</b>	<b>-</b>	<b>46</b>	<b>-</b>	<b>2,677</b>	<b>3,070</b>
<b>Communications</b>								
Digital Publicity			451				451	29
Physical external publicity			213				213	523
Physical Internal Publicity			740				740	273
Website			283				283	173
<b>Total Communications</b>	<b>c</b>	<b>-</b>	<b>1,687</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,687</b>	<b>998</b>
<b>Contemporary Worship</b>								
Equipment		-	614				614	188
Instruments			15				15	423
Piano Tuning			182				182	700
<b>Total Contemporary Worship</b>	<b>d</b>	<b>-</b>	<b>811</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>811</b>	<b>1,311</b>
<b>Hospitality</b>								
General (hospitality)			579				579	1,215
Prayer Meeting			120				120	101
St Peter's House Lunches			422				422	-
Sundays			106				106	-
<b>Total Hospitality</b>	<b>e</b>	<b>-</b>	<b>1,226</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,226</b>	<b>1,316</b>
<b>Interns</b>								
Intern Accomodation								449
Intern allowance								3,500
Intern training								900
<b>Total Interns</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,849</b>
<b>Maintenance</b>								
Boiler			3,224				3,224	2,065
Church Supplies			455				455	613
Cleaning Contractors			499				499	835
Cleaning supplies			278				278	320
Fire Extinguishers			169				169	164
Fixing Electrics		2,796					2,796	-
Front of Church Building Work		4,570					4,570	-
General Buildings Projects			3,528				3,528	1,408
Health & Safety			931				931	140
Keys & Security Items			105				105	6
Lightbulbs			57				57	-
Lightening Conductor			210				210	210
PAT Testing			96				96	96
Pest Control			974				974	758
Roof & Gutter Maintenance			1,002				1,002	-
St Peter's House Trees		1,260					1,260	-
<b>Total Maintenance</b>	<b>f</b>	<b>8,626</b>	<b>11,527</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,153</b>	<b>6,615</b>



## **Independent Examiner's Report to the Trustees of St Peter's Vauxhall Mission Initiative**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2021.

### **Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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

### **Independent examiner's statement**

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

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

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

Signed: *Richard Hill*

Richard Hill FCA  
Griffin Stone Moscrop & Co  
Chartered Accountants  
21-27 Lamb's Conduit Street  
London  
WC1N 3GS

Date: 25 October 2022