

# The Saint Peter's Vauxhall Mission Initiative 2023 Annual Report

Registered Charity Number 1189870

For the year ending 31 December 2023

310 Kennington Lane, London, SE11 5HY

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## 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 2023 until 31 December 2023.

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 1st May 2024.

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

2<sup>nd</sup> May 2024

## 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 carry the love of Jesus to the heart of London."

### 3. Objectives and Activities

3) The trustees are committed to supporting St Peter's Vauxhall "To Carry the love of Jesus to the heart of London". This means each person may know the gospel of Christ personally through God's Word, prayer, and renewal of the Holy 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 while 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 through relational justice and radical hospitality.

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.

2023 started with a smaller staff team. A huge thank you to Chelsey Chen for her work over January in serving both congregations and breakfast club. With the smaller team we relied heavily on the congregation for support and growth. We saw this most clearly in three areas.

'Breakfast Club' continued to grow and flourish over 2023. We had four refugee families from the local hotels become regular members, alongside those from within the local community. We had some significant issues with one particular guest, which deterred people from coming. However, through the partnership of London City Mission we were able to continue the work and grow new relationships. A particular highlight was seeing guests from our Breakfast Club come to our Carols by Candlelight service. Charlie Bone supported this work upon his arrival in September. A special mention to Matthew Solon, Michael Bates, Nellie Walters, Mark & Sarah-Jane Elvin, who have supported the work of The Breakfast Club on a regular basis.

'Choir' – the size, scope and vision has grown wonderfully this last year. A huge thank you to Will Fraser, Anna Wardell and Candace Graham for taking on the running, organising and envisioning of the choir. Being able to have a choral Evensong at the start of Advent followed by a fantastic Carols by Candlelight service, led by members of St Peter's remains a significant highlight and a watershed moment. We are excited to build on Anna and Candace's work in 2024.

'St Peter's House Lunches' remained a huge success over the year as we welcomed people from all our services, both newcomers and those already members into the vicarage for Sunday lunch at various points over the year. We have really valued this time to eat together, united as one church family and share more about our vision for St Peter's. A huge thank you to David Earley for cooking over the year.

'Home groups' flourished in 2023, with regular attendance across the four home groups averaging at 40 people. Many people found them to be places of great joy, comfort and fellowship. We have been hugely grateful for the time, energy and care of the leaders, who carry a huge responsibility, both in the pastoral oversight, but in opening their homes and organising hospitality and preparing for the evenings. Thank you to Sam & Meg Hermes, Polly Hughes, Benj & Izzy Walton, Libby King, Luke & Saskia Taylor, Matt Link, James Furlong & Emma John.

2023 has been a year of significant transition and, though in some moments, there had been uncertainty around the growth and energy of the church and trustees, we finished the year on a high. We have seen growth of Sunday attendance, Advent Evensong and Carols by Candlelight and we are believing and praying for that energy and growth to continue into 2024.

Rev. Michael John  
Minister-in-Charge

## 4. Achievements and Performance

### 4.1 Wardens' Report

In 2023, St Peter's has built on many of the foundations from previous years which has led to both services growing in numbers and faith.

We take delight in seeing the continued growth of our children's ministry, now led by dedicated volunteers from the congregation, who bring such energy to this important area of church life.

Further joy is displayed in worship and music which has found renewed vigour led by members of the congregation. A highlight of which were our Christmas services where our choir rose to the challenge. Additionally, we were able to join our brothers and sisters in other local churches including Hope Church who we have also continued to partner with through Breakfast Club and the foodbank.

Our whole church family has, once again, delighted in coming together through our many joint services throughout the year.

The church team has expanded, with the appointment of our first evangelist who is making forays into the local community, and we have once again opened our doors and our hearts to ministry assistants who are energising and supporting our mission.

The summer season saw members of the church enjoy the good weather in Vauxhall Pleasure Gardens at impromptu picnics and we also attended Focus for a further year with 9 of us in attendance.

Through the spirit, our mission and aspiration remains: Carrying the love of Jesus to the heart of London.

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 2023 Annual Meeting, Charlie Wachter, Hattie Compston, Marché Mackey, Esther Woo, Sam Hermes, David Hutchinson, Emma Harvey and Emily Leigh-Pemberton continued as trustees with Tom Cross, James Furlong and Felix Fong stepping down.

Flo Howell, Samuel King and Sarah-Jane Elvin were newly elected and took up office in June.

The trustees met four times (March, June, September, November) in 2023 and additionally held a Trustees Day in July to prayerfully consider St Peter's Strategy and the life of the church. The Standing Committee met four additional times (February, June, July and October).

#### (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.

No constitutional amendments were made in 2023, and the following policies were reviewed and adopted:

- Safeguarding Policy
- Role Holder Privacy Policy
- General Privacy Policy
- Bullying and Harassment Policy
- Disciplinary, Capability, Grievance and Complaints Policy

## (c) Services

### **The 11 and Evensong**

The 11am service has continued to flourish over the last year and has a committed congregation. The choir has grown in numbers and choral worship at the 11am service now takes place on the second Sunday of every month and has been a blessing to the congregation. The Choir led worship at Evensong Services, as well as Carols by Candlelight which was attended by over 200 people. We remain grateful to our Director of Music, Will Fraser.

### **The 4**

Attendance at the 4pm service has remained strong throughout 2023 and the Children's ministry continues to flourish as families have joined the 4pm. We are grateful to Emma Harvey and David Hutchinson, and their team of helpers who have led the Children's ministry with love and discernment. Music at the 4pm has continued to be led by Matt McClay, Luke Taylor, Emma John and Samuel & Emily King.

## (d) Relationship with North Lambeth Parish

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. We continue to navigate and pray into this relationship.

## (e) Staff & Volunteers

In 2023, the CIO made two staff appointments:

- Manuel Redondo joined our staff team as our resident Evangelist
- Charlie Bone joined us as a Ministry Assistant

## (f) Finance

The trustees scrutinised and approved the accounts for 2022. The trustees adopted budgets for 2023 and 2024. The budgets for 2023 and 2024 were updated to reflect new staffing proposals and changes in church giving.

The CIO continues to increase its contribution to the Diocese of Southwark's Parish Support Fund: the trustees agree to increase 2023 Parish Support Fund with a one-off gift of £2000.

### (g) Buildings

Trustees appointed as a new inspectine architect, Suzi Pendlebury, who reported her Quinquennial report. Cracks in the brickwork were repaired in early 2023, on the advice of an engineering report commissioned by the Trustees.

The trustees are continuing to consider how other building projects might make the church space more welcoming and conducive to the activities of the two services.

### (h) Prayer

The trustees joined the St Peter's congregation in praying throughout 2023 for renewal, for increased members of the church family and that we might be light in the darkness. Trustees committed time during their Trustees Day to pray for individual members of the congregation and we continue to pray for Michael's ministry and the impact of St Peter's in Vauxhall.

Florence Howell

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 fourth year of the current Mission Initiative Roll. The deadline for revisions to the roll was 1 May 2024. The number of people on the Roll is now 60.

The number of people on the roll determines:

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

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

Emma John  
Electoral Roll Officer



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

The Church building remained safe and secure throughout 2023.

Works included:

- The substantial cracks in the structure of the brickwork were cleaned and filled.
- Vegetation removed from the side of church and the holes were filled in.
- The annual PAT test, lightning conductor test, fire extinguisher test, and quarterly pest control inspections were carried out as usual.

Emma John  
Church Coordinator

#### 4.5 Safeguarding Report

In 2023, a small number of safeguarding matters arose that had to be attended to. These matters were handled successfully by following the safe church guidance and seeking regular advice and updates from the Diocese of Southwark's safeguarding team. Sadly, Luke Taylor stepped down as one of the safeguarding officers this year. His support and input was greatly valued and appreciated. Matthew Link assumed the role in his place. Throughout the year we have continued to ensure that safeguarding remains a priority at St Peter's.

Matthew Link  
Safeguarding Officer

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

I was only able to attend the one meeting in November 2023 at St Marks Kennington.

We heard from Holy Trinity Clapham on their Children and Youth activities and they gave some tips and inspiration to push for more attendance.

Attendees shared what they do in their churches. Mainly parent and toddler groups. Messy Church and primary school aged Sunday Schools alongside the few teenagers that stay in the church stepping up to serve in traditional services.

St Peter's Vauxhall had opened up the invite to include Emma, David and Michael to hear and learn about the good practice and be inspired in how we can explore our offer for Children and Young People.

Sarah-Jane Elvin & Sam Hermes  
Deanery Synod Representative

#### 4.7 Church Statistics for 2023

Baptisms	3
Thanksgivings for the Gift of a Child	0
Admission of Children to Communion	0
Confirmations	0
Marriages	1
Funerals (with church service)	1
Funerals (at Crematorium/Cemetery)	0
Number of adults and children attending worship on Easter Day	58
Number of adults and children attending worship on Christmas Eve & Christmas Day	86
Number of communicants on Christmas Eve & Christmas Day	75

## 5. Financial Review

The church's financial position for 2023 is positive. The church has continued to generate a healthy income stream through the congregations ongoing generous giving and as a result, church income increased slightly year-on-year.

Giving by standing order and income church building rental increased compared to 2022 which is encouraging given the ongoing cost-of-living difficulties.

### Income

The main source of church income is congregational giving (approximately £130,000). Whilst this decreased slightly from last year, it is very encouraging and gives us confidence that the church's finances remain 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 2023 we received over £11,000 from hiring out the building to different choirs, orchestras and for one-off events. This is a significant decrease from last year but to be expected from not having a church coordinator. We now hope to grow the use of the church building by the local community in 2024.

### Expenditure

Overall expenditure in 2023 was significantly lower than in 2022. Whilst we increased our parish giving, and utilities bills increased as well, we were unable to appoint the staff we had expected too.

Additionally two buildings projects that had been expected to be carried out in 2023, instillation of the glass doors and refitting the broken floor tiles did not happen due to problems with our contractors.

The 2024 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.

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

Samuel King  
Treasurer

<b>St Peter's Vauxhall Church</b>					
<b>Financial Activities</b>					
<b>January - December 2023</b>					
		<b>General St Peter's</b>			
	<b>Designated</b>	<b>(Unrestricted)</b>	<b>Restricted</b>	<b>TOTAL</b>	<b>2022</b>
<b>Income</b>					
<b>Total Income</b>	£ 0.00	£ 169,536.58	£ 62.88	£ 169,599.46	£188,966.00
<b>Expenditures</b>					
<b>Total Administration</b>	£ 0.00	£ 6,387.76	£ 0.00	£ 6,387.76	£ 7,498.00
<b>Total Choral Worship</b>	£ 0.00	£ 1,420.00	£ 0.00	£ 1,420.00	£ 1,665.00
<b>Total Communications</b>	£ 0.00	£ 1,062.36	£ 0.00	£ 1,062.36	£ 1,769.00
<b>Contemporary Worship</b>		£ 39.42		£ 39.42	£ 875.00
<b>Total Hospitality</b>	£ 0.00	£ 561.42	£ 0.00	£ 561.42	£ 1,224.00
<b>Total Maintenance</b>	£ 6,492.23	£ 10,956.74	£ 0.00	£ 17,448.97	£ 10,984.00
<b>Total Ministry</b>	£ 0.00	£ 10,751.54	£ 200.00	£ 10,951.54	£ 6,511.00
<b>Total Mission Giving</b>	£ 5,000.00	£ 20,000.00	£ 0.00	£ 25,000.00	£ 16,000.00
<b>Total Outreach/Evangelism</b>	£ 0.00	£ 3,788.35	£ 0.00	£ 3,788.35	£ 12,763.00
<b>Total Staff</b>	£ 0.00	£ 18,815.11	£ 266.81	£ 19,081.92	£ 79,577.00
<b>Total Utilities</b>	£ 0.00	£ 22,520.23	£ 0.00	£ 22,520.23	£ 17,468.00
<b>Total Expenditures</b>	£ 11,492.23	£ 96,302.93	£ 466.81	£ 108,261.97	£156,334.00
<b>Net Operating Income</b>	-£ 11,492.23	£ 73,233.65	-£ 403.93	£ 61,337.49	£ 32,631.00
<b>Net Income/(Expenditure)</b>	-£ 11,492.23	£ 73,233.65	-£ 403.93	£ 61,337.49	£ 32,631.00

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

There are none.

## 7. Plans for Future Periods

We want to carry the love of Jesus to the heart of London and are excited about the year ahead. We have finally put in place a team with which to build the ministries and outreach of St Peter's. Emma John has taken on the church coordinator role. Charlie Bone as ministry assistant is bringing a fresh and reinvigorating passion to St Peter's. Manuel Redondo has been appointed as Evangelist and already is engaging people in the community and on the streets. Theo Powell has taken up leading our contemporary worship, growing both the involvement of members and depth of our worship. David Hutchinson remains an invaluable part of the growing kids work and we are hugely indebted to his time and energy in passionately growing a team and deepening the faith of the children of St Peter's at the four. Anna Wardell & Candace Graham remain essential to the growth and depth to the choral ministry of St Peter's.

Our priorities moving into 2024 are

1. Prayer. We believe prayer is an essential part of the life of the church. We are continuing to encourage daily prayer amongst the congregation and hold seasonal times of prayer, such as in the run up to Pentecost. We are also in talks with other Christian ministries in using St Peter's as a place of prayer and worship.
2. Renewal. As we are renewed by Jesus, our worship deepens and one way we worship is through music. At both the four and The 11 we hope to continue to build St Peter's as a church community of God glorifying worship. Under the direction of Theo, Anna & Candace we want to press forward in achieving all we believe we should be striving for.
3. Evangelism. Under Manuel's guidance and support of Charlie & Theo we hope to have achievable missional activities which are regular in the life of St Peter's. Additionally, we hope that the church feel equipped to talk and share their own faith, that they might carry the love of Jesus to those they know and love.
4. Basement of St Peter's House. It is uncertain about the long term future use of the basement for the ministry of St Peter's. Our hope is to work with St Anselms and the Southwark diocese to achieve long term stability.
5. The buildings committee have now had the Quinquennial Inspection and look to address any outstanding issues. However, the priority is putting in glass door at the entrance to the church.

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 13<sup>th</sup> March 2023.

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. There shall be six ordinary trustees at any one time with two being up for election each year.
- 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 2024 Annual Meeting will elect one lay member of the Deanery Synod of North Lambeth to fill the vacancy created by the resignation of Sam Hermes. In addition, Marche Mackey and Esther Woo's terms as trustees came to an end, we shall be electing 2 more trustees shall be elected for a term of 3 years.

## 10. Administrative Information

Registered Name: The Saint Peter's Vauxhall Mission Initiative

Charity Number: 1189870 (England & Wales)

Principal 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 2024 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, Sarah-Jane Elvin (since 1<sup>st</sup> June 2023)

### Elected Members:

Wardens: Harriet Compston

Charles Wachter

Secretary: James Furlong (from 1<sup>st</sup> June 2022 – 1<sup>st</sup> June 2023)

Florence Howell (from 1<sup>st</sup> June 2023)

Treasurer: Thomas Cross (until 1<sup>st</sup> June 2023)

Samuel King (from 1<sup>st</sup> June 2023)

Ordinary Trustees: Marché Mackey (until 1<sup>st</sup> June 2024)

Esther Woo (until 1<sup>st</sup> June 2024)

Emma Harvey (from 1<sup>st</sup> June 2022)

Emily Leigh-Pemberton (from 1<sup>st</sup> June 2022)

David Hutchinson (from 1<sup>st</sup> June 2022)

Aderonke Tomori (from 1<sup>st</sup> June 2023)





**St Peter's Church Vauxhall**  
**Receipts and payments account**  
 January - December 2023

	General St Peter's					
	Designated	(Unrestricted)	Restricted	TOTAL	2022	
<b>Income</b>						
<b>Total Income</b>	£ 0.00	£ 169,536.58	£ 62.88	£ 169,599.46		£188,966.00
<b>Expenditures</b>						
Total Administration	£ 0.00	£ 6,387.76	£ 0.00	£ 6,387.76		£ 7,498.00
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Total Ministry	£ 0.00	£ 10,751.54	£ 200.00	£ 10,951.54		£ 6,511.00
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Total Outreach/Evangelism	£ 0.00	£ 3,788.35	£ 0.00	£ 3,788.35		£ 12,763.00
Total Staff	£ 0.00	£ 18,815.11	£ 266.81	£ 19,081.92		£ 79,577.00
Total Utilities	£ 0.00	£ 22,520.23	£ 0.00	£ 22,520.23		£ 17,468.00
<b>Total Expenditures</b>	£ 11,492.23	£ 96,302.93	£ 466.81	£ 108,261.97		<b>£156,334.00</b>
<b>Net Operating Income</b>	-£ 11,492.23	£ 73,233.65	-£ 403.93	£ 61,337.49		£ 32,631.00
<b>Net Income/(Expenditure)</b>	-£ 11,492.23	£ 73,233.65	-£ 403.93	£ 61,337.49		£ 32,631.00
<b>Transfers between funds</b>						
	£ 11,492.23	-£ 11,492.23				
<b>Net (decrease)/increase in bank and cash for the year</b>						
	£ 0.00	£ 61,741.42	-£ 403.93	£ 61,337.49		
<b>Bank and cash balance brought forward from YS</b>	-	79,549	20,114	£ 99,662.02		
<b>Bank and cash balance carried forward at YE</b>	-	141,290	19,710	£ 160,999.51		

**St Peter's Church Vauxhall**  
**Statement of assets and liabilities**  
**As at 31 December 2023**

		2023 £	2023 £	2022 £	2022 £
<b>Fixed assets</b>	acquired 2020	3,332		3,332	
	acquired 2021	5,538		5,538	
	acquired 2022	1,053		1,053	
		<hr/>		<hr/>	
			9,923		9,923
<b>Current assets</b>					
Cash at bank and in hand		<u>161,000</u>		<u>99,662</u>	
			161,000		99,662
<b>Current liabilities</b>					
Accrual for independent examination		<u>(1,260)</u>		<u>(1,200)</u>	
			(1,260)		(1,200)
<b>Net current assets</b>			<hr/>		<hr/>
			159,740		98,462
<b>Total net assets - unrestricted funds</b>			<hr/>		<hr/>
			169,663		108,385

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

*Michael John*

Rev. Michael John

Date: 23/10/2024

# St Peter's Church Vauxhall

## Financial Activities

January - December 2023

	Designated	General St Peter's (Unrestricted)	Restricted	TOTAL
<b>Income</b>				
Gift Aid		20,574.14	12.87	20,587.01
Giving Standing Order		131,315.73		131,315.73
Love Your Neighbour (Restricted)			50.01	50.01
LPW-Grant		5,116.85		5,116.85
St Peter's Church		11,600.00		11,600.00
Uncategorised Income		929.86		929.86
<b>Total Income</b>	<b>£ 0.00</b>	<b>£ 169,536.58</b>	<b>£ 62.88</b>	<b>£ 169,599.46</b>
<b>Total</b>	<b>£ 0.00</b>	<b>£ 169,536.58</b>	<b>£ 62.88</b>	<b>£ 169,599.46</b>
<b>Expenditures</b>				
Administration				0.00
Audit Fees		1,253.90		1,253.90
Bank charges		121.45		121.45
Broadband & Phone		720.39		720.39
Computer Costs		397.77		397.77
Office Subscriptions				0.00
Adobe		849.36		849.36
Amazon Prime		137.87		137.87
ChurchSuite		546.00		546.00
Office Services -Photocopier		811.54		811.54
Performance licenses		469.12		469.12
QuickBooks		446.40		446.40
Spotify		123.88		123.88
Zoom		143.88		143.88
<b>Total Office Subscriptions</b>	<b>£ 0.00</b>	<b>£ 3,528.05</b>	<b>£ 0.00</b>	<b>£ 3,528.05</b>
Office Supplies		366.20		366.20
<b>Total Administration</b>	<b>£ 0.00</b>	<b>£ 6,387.76</b>	<b>£ 0.00</b>	<b>£ 6,387.76</b>
Choral Worship				0.00
Advent & Carol Singers		30.00		30.00
Maundy Thursday		455.00		455.00
Music Purchase		935.00		935.00
<b>Total Choral Worship</b>	<b>£ 0.00</b>	<b>£ 1,420.00</b>	<b>£ 0.00</b>	<b>£ 1,420.00</b>
Communications		270.00		270.00
Digital Publicity		75.00		75.00
Physical external publicity (Do Not Use)		14.56		14.56
Physical Publicity		183.80		183.80
Website		519.00		519.00
<b>Total Communications</b>	<b>£ 0.00</b>	<b>£ 1,062.36</b>	<b>£ 0.00</b>	<b>£ 1,062.36</b>
Contemporary Worship		39.42		39.42
Hospitality		147.89		147.89
Prayer Meeting		413.53		413.53

<b>Total Hospitality</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>561.42</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>561.42</b>
<b>Maintenance</b>								0.00
<b>Annual Maintenance</b>								0.00
Lightening Conductor				210.00				210.00
Pest Control				830.06				830.06
Roof & Gutter Maintenance				1,000.00				1,000.00
<b>Total Annual Maintenance</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>2,040.06</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>2,040.06</b>
Church Supplies				64.47				64.47
Cleaning Contractors				850.00				850.00
Cleaning supplies				181.44				181.44
General Buildings Projects				2,558.46				2,558.46
General Repairs and Maintenance								0.00
Health & Safety				613.50				613.50
Keys & Security Items				57.00				57.00
Windows				1,000.00				1,000.00
<b>Total General Repairs and Maintenance</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>1,670.50</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>1,670.50</b>
Major Building Works		6,492.23		3,298.45				9,790.68
Piano & Organ Maintenance								0.00
Organ Maintenance				293.36				293.36
<b>Total Piano &amp; Organ Maintenance</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>293.36</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>293.36</b>
<b>Total Maintenance</b>	<b>£</b>	<b>6,492.23</b>	<b>£</b>	<b>10,956.74</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>17,448.97</b>
<b>Ministry</b>								0.00
Church Weekend Away				2,041.63		200.00		2,241.63
Community Events (Seasonal)				983.96				983.96
Family Focused Ministry				267.19				267.19
General (hospitality)				1,112.58				1,112.58
Gifts				2,696.00				2,696.00
Hospitality honorarium				751.52				751.52
Men & Women's Ministry								0.00
Women's Ministry				96.22				96.22
<b>Total Men &amp; Women's Ministry</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>96.22</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>96.22</b>
St Peter's House Lunches				362.95				362.95
The 11am				1,056.17				1,056.17
The 4pm				316.08				316.08
Vicar's Discretionary Fund				42.95				42.95
Vicars Expenses				932.21				932.21
Vision & Prayer Evenings								0.00
APCM Vision Evening				92.08				92.08
<b>Total Vision &amp; Prayer Evenings</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>92.08</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>92.08</b>
<b>Total Ministry</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>10,751.54</b>	<b>£</b>	<b>200.00</b>	<b>£</b>	<b>10,951.54</b>
<b>Mission Giving</b>								0.00
Parish Support Fund		5,000.00		20,000.00				25,000.00
<b>Total Mission Giving</b>	<b>£</b>	<b>5,000.00</b>	<b>£</b>	<b>20,000.00</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>25,000.00</b>
<b>Outreach/Evangelism</b>				194.24				194.24
Alpha				365.35				365.35
Christmas				1,118.73				1,118.73
Occasional Offices (Baptisms, Weddings, Funerals)				177.98				177.98
Social Outreach				1,932.05				1,932.05

<b>Total Outreach/Evangelism</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>3,788.35</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>3,788.35</b>
<b>Staff</b>				1,985.90				1,985.90
<b>DBS</b>				38.00				38.00
<b>Fresh Expression Expenditure</b>					266.81			266.81
<b>Intern Accomodation</b>				1,121.33				1,121.33
<b>Intern allowance</b>				2,305.00				2,305.00
<b>Intern training</b>				28.60				28.60
<b>Other Staff Costs</b>				1,404.70				1,404.70
<b>Payroll Costs</b>				872.70				872.70
<b>Salary</b>				8,562.05				8,562.05
<b>Staff Expenses</b>				223.98				223.98
<b>Staff pension</b>				481.46				481.46
<b>Staff TAX (PAYE)</b>				1,114.58				1,114.58
<b>Staff training</b>				594.00				594.00
<b>Travel and Accommodation</b>				82.81				82.81
<b>Total Staff training</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>676.81</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>676.81</b>
<b>Total Staff</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>18,815.11</b>	<b>£</b>	<b>266.81</b>	<b>£</b>	<b>19,081.92</b>
<b>Utilities</b>								0.00
<b>Electricity</b>				4,683.81				4,683.81
<b>Gas</b>				6,155.64				6,155.64
<b>Insurances</b>				11,256.39				11,256.39
<b>Lambeth Waste</b>				159.32				159.32
<b>Water</b>				265.07				265.07
<b>Total Utilities</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>22,520.23</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>22,520.23</b>
<b>Total Expenditures</b>	<b>£</b>	<b>11,492.23</b>	<b>£</b>	<b>96,302.93</b>	<b>£</b>	<b>466.81</b>	<b>£</b>	<b>108,261.97</b>
<b>Net Operating Income</b>	<b>-£</b>	<b>11,492.23</b>	<b>£</b>	<b>73,233.65</b>	<b>-£</b>	<b>403.93</b>	<b>£</b>	<b>61,337.49</b>
<b>Net Income/(Expenditure)</b>	<b>-£</b>	<b>11,492.23</b>	<b>£</b>	<b>73,233.65</b>	<b>-£</b>	<b>403.93</b>	<b>£</b>	<b>61,337.49</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 2023.

### 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: 23/10/2024



# The Saint Peter's Vauxhall Mission Initiative 2023 Annual Report

Registered Charity Number 1189870  
For the year ending 31 December 2023

310 Kennington Lane, London, SE11 5HY  
[www.stpetersvauxhall.org](http://www.stpetersvauxhall.org)  
[hello@stpetersvauxhall.org](mailto:hello@stpetersvauxhall.org)

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## 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 2023 until 31 December 2023.

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 1st May 2024.

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

2<sup>nd</sup> May 2024

## 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 carry the love of Jesus to the heart of London."

### 3. Objectives and Activities

3) The trustees are committed to supporting St Peter's Vauxhall "To Carry the love of Jesus to the heart of London". This means each person may know the gospel of Christ personally through God's Word, prayer, and renewal of the Holy 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 while 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 through relational justice and radical hospitality.

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.

2023 started with a smaller staff team. A huge thank you to Chelsey Chen for her work over January in serving both congregations and breakfast club. With the smaller team we relied heavily on the congregation for support and growth. We saw this most clearly in three areas.

'Breakfast Club' continued to grow and flourish over 2023. We had four refugee families from the local hotels become regular members, alongside those from within the local community. We had some significant issues with one particular guest, which deterred people from coming. However, through the partnership of London City Mission we were able to continue the work and grow new relationships. A particular highlight was seeing guests from our Breakfast Club come to our Carols by Candlelight service. Charlie Bone supported this work upon his arrival in September. A special mention to Matthew Solon, Michael Bates, Nellie Walters, Mark & Sarah-Jane Elvin, who have supported the work of The Breakfast Club on a regular basis.

'Choir' – the size, scope and vision has grown wonderfully this last year. A huge thank you to Will Fraser, Anna Wardell and Candace Graham for taking on the running, organising and envisioning of the choir. Being able to have a choral Evensong at the start of Advent followed by a fantastic Carols by Candlelight service, led by members of St Peter's remains a significant highlight and a watershed moment. We are excited to build on Anna and Candace's work in 2024.

'St Peter's House Lunches' remained a huge success over the year as we welcomed people from all our services, both newcomers and those already members into the vicarage for Sunday lunch at various points over the year. We have really valued this time to eat together, united as one church family and share more about our vision for St Peter's. A huge thank you to David Earley for cooking over the year.

'Home groups' flourished in 2023, with regular attendance across the four home groups averaging at 40 people. Many people found them to be places of great joy, comfort and fellowship. We have been hugely grateful for the time, energy and care of the leaders, who carry a huge responsibility, both in the pastoral oversight, but in opening their homes and organising hospitality and preparing for the evenings. Thank you to Sam & Meg Hermes, Polly Hughes, Benj & Izzy Walton, Libby King, Luke & Saskia Taylor, Matt Link, James Furlong & Emma John.

2023 has been a year of significant transition and, though in some moments, there had been uncertainty around the growth and energy of the church and trustees, we finished the year on a high. We have seen growth of Sunday attendance, Advent Evensong and Carols by Candlelight and we are believing and praying for that energy and growth to continue into 2024.

Rev. Michael John  
Minister-in-Charge

## 4. Achievements and Performance

### 4.1 Wardens' Report

In 2023, St Peter's has built on many of the foundations from previous years which has led to both services growing in numbers and faith.

We take delight in seeing the continued growth of our children's ministry, now led by dedicated volunteers from the congregation, who bring such energy to this important area of church life.

Further joy is displayed in worship and music which has found renewed vigour led by members of the congregation. A highlight of which were our Christmas services where our choir rose to the challenge. Additionally, we were able to join our brothers and sisters in other local churches including Hope Church who we have also continued to partner with through Breakfast Club and the foodbank.

Our whole church family has, once again, delighted in coming together through our many joint services throughout the year.

The church team has expanded, with the appointment of our first evangelist who is making forays into the local community, and we have once again opened our doors and our hearts to ministry assistants who are energising and supporting our mission.

The summer season saw members of the church enjoy the good weather in Vauxhall Pleasure Gardens at impromptu picnics and we also attended Focus for a further year with 9 of us in attendance.

Through the spirit, our mission and aspiration remains: Carrying the love of Jesus to the heart of London.

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 2023 Annual Meeting, Charlie Wachter, Hattie Compston, Marché Mackey, Esther Woo, Sam Hermes, David Hutchinson, Emma Harvey and Emily Leigh-Pemberton continued as trustees with Tom Cross, James Furlong and Felix Fong stepping down.

Flo Howell, Samuel King and Sarah-Jane Elvin were newly elected and took up office in June.

The trustees met four times (March, June, September, November) in 2023 and additionally held a Trustees Day in July to prayerfully consider St Peter's Strategy and the life of the church. The Standing Committee met four additional times (February, June, July and October).

#### (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.

No constitutional amendments were made in 2023, and the following policies were reviewed and adopted:

- Safeguarding Policy
- Role Holder Privacy Policy
- General Privacy Policy
- Bullying and Harassment Policy
- Disciplinary, Capability, Grievance and Complaints Policy

## (c) Services

### **The 11 and Evensong**

The 11am service has continued to flourish over the last year and has a committed congregation. The choir has grown in numbers and choral worship at the 11am service now takes place on the second Sunday of every month and has been a blessing to the congregation. The Choir led worship at Evensong Services, as well as Carols by Candlelight which was attended by over 200 people. We remain grateful to our Director of Music, Will Fraser.

### **The 4**

Attendance at the 4pm service has remained strong throughout 2023 and the Children's ministry continues to flourish as families have joined the 4pm. We are grateful to Emma Harvey and David Hutchinson, and their team of helpers who have led the Children's ministry with love and discernment. Music at the 4pm has continued to be led by Matt McClay, Luke Taylor, Emma John and Samuel & Emily King.

## (d) Relationship with North Lambeth Parish

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. We continue to navigate and pray into this relationship.

## (e) Staff & Volunteers

In 2023, the CIO made two staff appointments:

- Manuel Redondo joined our staff team as our resident Evangelist
- Charlie Bone joined us as a Ministry Assistant

## (f) Finance

The trustees scrutinised and approved the accounts for 2022. The trustees adopted budgets for 2023 and 2024. The budgets for 2023 and 2024 were updated to reflect new staffing proposals and changes in church giving.

The CIO continues to increase its contribution to the Diocese of Southwark's Parish Support Fund: the trustees agree to increase 2023 Parish Support Fund with a one-off gift of £2000.

### (g) Buildings

Trustees appointed as a new inspectine architect, Suzi Pendlebury, who reported her Quinquennial report. Cracks in the brickwork were repaired in early 2023, on the advice of an engineering report commissioned by the Trustees.

The trustees are continuing to consider how other building projects might make the church space more welcoming and conducive to the activities of the two services.

### (h) Prayer

The trustees joined the St Peter's congregation in praying throughout 2023 for renewal, for increased members of the church family and that we might be light in the darkness. Trustees committed time during their Trustees Day to pray for individual members of the congregation and we continue to pray for Michael's ministry and the impact of St Peter's in Vauxhall.

Florence Howell

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 fourth year of the current Mission Initiative Roll. The deadline for revisions to the roll was 1 May 2024. The number of people on the Roll is now 60.

The number of people on the roll determines:

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

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

Emma John  
Electoral Roll Officer

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

The Church building remained safe and secure throughout 2023.

Works included:

- The substantial cracks in the structure of the brickwork were cleaned and filled.
- Vegetation removed from the side of church and the holes were filled in.
- The annual PAT test, lightning conductor test, fire extinguisher test, and quarterly pest control inspections were carried out as usual.

Emma John  
Church Coordinator

#### 4.5 Safeguarding Report

In 2023, a small number of safeguarding matters arose that had to be attended to. These matters were handled successfully by following the safe church guidance and seeking regular advice and updates from the Diocese of Southwark's safeguarding team. Sadly, Luke Taylor stepped down as one of the safeguarding officers this year. His support and input was greatly valued and appreciated. Matthew Link assumed the role in his place. Throughout the year we have continued to ensure that safeguarding remains a priority at St Peter's.

Matthew Link  
Safeguarding Officer

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

I was only able to attend the one meeting in November 2023 at St Marks Kennington.

We heard from Holy Trinity Clapham on their Children and Youth activities and they gave some tips and inspiration to push for more attendance.

Attendees shared what they do in their churches. Mainly parent and toddler groups. Messy Church and primary school aged Sunday Schools alongside the few teenagers that stay in the church stepping up to serve in traditional services.

St Peter's Vauxhall had opened up the invite to include Emma, David and Michael to hear and learn about the good practice and be inspired in how we can explore our offer for Children and Young People.

Sarah-Jane Elvin & Sam Hermes  
Deanery Synod Representative

#### 4.7 Church Statistics for 2023

Baptisms	3
Thanksgivings for the Gift of a Child	0
Admission of Children to Communion	0
Confirmations	0
Marriages	1
Funerals (with church service)	1
Funerals (at Crematorium/Cemetery)	0
Number of adults and children attending worship on Easter Day	58
Number of adults and children attending worship on Christmas Eve & Christmas Day	86
Number of communicants on Christmas Eve & Christmas Day	75



## 5. Financial Review

The church's financial position for 2023 is positive. The church has continued to generate a healthy income stream through the congregations ongoing generous giving and as a result, church income increased slightly year-on-year.

Giving by standing order and income church building rental increased compared to 2022 which is encouraging given the ongoing cost-of-living difficulties.

### Income

The main source of church income is congregational giving (approximately £130,000). Whilst this decreased slightly from last year, it is very encouraging and gives us confidence that the church's finances remain 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 2023 we received over £11,000 from hiring out the building to different choirs, orchestras and for one-off events. This is a significant decrease from last year but to be expected from not having a church coordinator. We now hope to grow the use of the church building by the local community in 2024.

### Expenditure

Overall expenditure in 2023 was significantly lower than in 2022. Whilst we increased our parish giving, and utilities bills increased as well, we were unable to appoint the staff we had expected too.

Additionally two buildings projects that had been expected to be carried out in 2023, instillation of the glass doors and refitting the broken floor tiles did not happen due to problems with our contractors.

The 2024 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.

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

Samuel King  
Treasurer

<b>St Peter's Vauxhall Church</b>					
<b>Financial Activities</b>					
<b>January - December 2023</b>					
		<b>General St Peter's</b>			
	<b>Designated</b>	<b>(Unrestricted)</b>	<b>Restricted</b>	<b>TOTAL</b>	<b>2022</b>
<b>Income</b>					
<b>Total Income</b>	£ 0.00	£ 169,536.58	£ 62.88	£ 169,599.46	£188,966.00
<b>Expenditures</b>					
<b>Total Administration</b>	£ 0.00	£ 6,387.76	£ 0.00	£ 6,387.76	£ 7,498.00
<b>Total Choral Worship</b>	£ 0.00	£ 1,420.00	£ 0.00	£ 1,420.00	£ 1,665.00
<b>Total Communications</b>	£ 0.00	£ 1,062.36	£ 0.00	£ 1,062.36	£ 1,769.00
<b>Contemporary Worship</b>		£ 39.42		£ 39.42	£ 875.00
<b>Total Hospitality</b>	£ 0.00	£ 561.42	£ 0.00	£ 561.42	£ 1,224.00
<b>Total Maintenance</b>	£ 6,492.23	£ 10,956.74	£ 0.00	£ 17,448.97	£ 10,984.00
<b>Total Ministry</b>	£ 0.00	£ 10,751.54	£ 200.00	£ 10,951.54	£ 6,511.00
<b>Total Mission Giving</b>	£ 5,000.00	£ 20,000.00	£ 0.00	£ 25,000.00	£ 16,000.00
<b>Total Outreach/Evangelism</b>	£ 0.00	£ 3,788.35	£ 0.00	£ 3,788.35	£ 12,763.00
<b>Total Staff</b>	£ 0.00	£ 18,815.11	£ 266.81	£ 19,081.92	£ 79,577.00
<b>Total Utilities</b>	£ 0.00	£ 22,520.23	£ 0.00	£ 22,520.23	£ 17,468.00
<b>Total Expenditures</b>	£ 11,492.23	£ 96,302.93	£ 466.81	£ 108,261.97	£156,334.00
<b>Net Operating Income</b>	-£ 11,492.23	£ 73,233.65	-£ 403.93	£ 61,337.49	£ 32,631.00
<b>Net Income/(Expenditure)</b>	-£ 11,492.23	£ 73,233.65	-£ 403.93	£ 61,337.49	£ 32,631.00

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

There are none.

## 7. Plans for Future Periods

We want to carry the love of Jesus to the heart of London and are excited about the year ahead. We have finally put in place a team with which to build the ministries and outreach of St Peter's. Emma John has taken on the church coordinator role. Charlie Bone as ministry assistant is bringing a fresh and reinvigorating passion to St Peter's. Manuel Redondo has been appointed as Evangelist and already is engaging people in the community and on the streets. Theo Powell has taken up leading our contemporary worship, growing both the involvement of members and depth of our worship. David Hutchinson remains an invaluable part of the growing kids work and we are hugely indebted to his time and energy in passionately growing a team and deepening the faith of the children of St Peter's at the four. Anna Wardell & Candace Graham remain essential to the growth and depth to the choral ministry of St Peter's.

Our priorities moving into 2024 are

1. Prayer. We believe prayer is an essential part of the life of the church. We are continuing to encourage daily prayer amongst the congregation and hold seasonal times of prayer, such as in the run up to Pentecost. We are also in talks with other Christian ministries in using St Peter's as a place of prayer and worship.
2. Renewal. As we are renewed by Jesus, our worship deepens and one way we worship is through music. At both the four and The 11 we hope to continue to build St Peter's as a church community of God glorifying worship. Under the direction of Theo, Anna & Candace we want to press forward in achieving all we believe we should be striving for.
3. Evangelism. Under Manuel's guidance and support of Charlie & Theo we hope to have achievable missional activities which are regular in the life of St Peter's. Additionally, we hope that the church feel equipped to talk and share their own faith, that they might carry the love of Jesus to those they know and love.
4. Basement of St Peter's House. It is uncertain about the long term future use of the basement for the ministry of St Peter's. Our hope is to work with St Anselms and the Southwark diocese to achieve long term stability.
5. The buildings committee have now had the Quinquennial Inspection and look to address any outstanding issues. However, the priority is putting in glass door at the entrance to the church.

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 13<sup>th</sup> March 2023.

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. There shall be six ordinary trustees at any one time with two being up for election each year.
- 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 2024 Annual Meeting will elect one lay member of the Deanery Synod of North Lambeth to fill the vacancy created by the resignation of Sam Hermes. In addition, Marche Mackey and Esther Woo's terms as trustees came to an end, we shall be electing 2 more trustees shall be elected for a term of 3 years.

## 10. Administrative Information

Registered Name: The Saint Peter's Vauxhall Mission Initiative

Charity Number: 1189870 (England & Wales)

Principal 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 2024 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, Sarah-Jane Elvin (since 1<sup>st</sup> June 2023)

### Elected Members:

Wardens: Harriet Compston

Charles Wachter

Secretary: James Furlong (from 1<sup>st</sup> June 2022 – 1<sup>st</sup> June 2023)

Florence Howell (from 1<sup>st</sup> June 2023)

Treasurer: Thomas Cross (until 1<sup>st</sup> June 2023)

Samuel King (from 1<sup>st</sup> June 2023)

Ordinary Trustees: Marché Mackey (until 1<sup>st</sup> June 2024)

Esther Woo (until 1<sup>st</sup> June 2024)

Emma Harvey (from 1<sup>st</sup> June 2022)

Emily Leigh-Pemberton (from 1<sup>st</sup> June 2022)

David Hutchinson (from 1<sup>st</sup> June 2022)

Aderonke Tomori (from 1<sup>st</sup> June 2023)



**St Peter's Church Vauxhall**  
**Receipts and payments account**  
 January - December 2023

	General St Peter's					
	Designated	(Unrestricted)	Restricted	TOTAL	2022	
<b>Income</b>						
<b>Total Income</b>	£ 0.00	£ 169,536.58	£ 62.88	£ 169,599.46		£188,966.00
<b>Expenditures</b>						
Total Administration	£ 0.00	£ 6,387.76	£ 0.00	£ 6,387.76		£ 7,498.00
Total Choral Worship	£ 0.00	£ 1,420.00	£ 0.00	£ 1,420.00		£ 1,665.00
Total Communications	£ 0.00	£ 1,062.36	£ 0.00	£ 1,062.36		£ 1,769.00
Contemporary Worship		£ 39.42		£ 39.42		£ 875.00
Total Hospitality	£ 0.00	£ 561.42	£ 0.00	£ 561.42		£ 1,224.00
Total Maintenance	£ 6,492.23	£ 10,956.74	£ 0.00	£ 17,448.97		£ 10,984.00
Total Ministry	£ 0.00	£ 10,751.54	£ 200.00	£ 10,951.54		£ 6,511.00
Total Mission Giving	£ 5,000.00	£ 20,000.00	£ 0.00	£ 25,000.00		£ 16,000.00
Total Outreach/Evangelism	£ 0.00	£ 3,788.35	£ 0.00	£ 3,788.35		£ 12,763.00
Total Staff	£ 0.00	£ 18,815.11	£ 266.81	£ 19,081.92		£ 79,577.00
Total Utilities	£ 0.00	£ 22,520.23	£ 0.00	£ 22,520.23		£ 17,468.00
<b>Total Expenditures</b>	£ 11,492.23	£ 96,302.93	£ 466.81	£ 108,261.97		<b>£156,334.00</b>
<b>Net Operating Income</b>	-£ 11,492.23	£ 73,233.65	-£ 403.93	£ 61,337.49		£ 32,631.00
<b>Net Income/(Expenditure)</b>	-£ 11,492.23	£ 73,233.65	-£ 403.93	£ 61,337.49		£ 32,631.00
<b>Transfers between funds</b>						
	£ 11,492.23	-£ 11,492.23				
<b>Net (decrease)/increase in bank and cash for the year</b>						
	£ 0.00	£ 61,741.42	-£ 403.93	£ 61,337.49		
<b>Bank and cash balance brought forward from YS</b>	-	79,549	20,114	£ 99,662.02		
<b>Bank and cash balance carried forward at YE</b>	-	141,290	19,710	£ 160,999.51		

**St Peter's Church Vauxhall**  
**Statement of assets and liabilities**  
**As at 31 December 2023**

		2023 £	2023 £	2022 £	2022 £
<b>Fixed assets</b>	acquired 2020	3,332		3,332	
	acquired 2021	5,538		5,538	
	acquired 2022	1,053		1,053	
		<hr/>		<hr/>	
			9,923		9,923
<b>Current assets</b>					
Cash at bank and in hand		<u>161,000</u>		<u>99,662</u>	
			161,000		99,662
<b>Current liabilities</b>					
Accrual for independent examination		<u>(1,260)</u>		<u>(1,200)</u>	
			(1,260)		(1,200)
<b>Net current assets</b>			<hr/>		<hr/>
			159,740		98,462
<b>Total net assets - unrestricted funds</b>			<hr/>		<hr/>
			169,663		108,385

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

*Michael John*

Rev. Michael John

Date: 23/10/2024



# St Peter's Church Vauxhall

## Financial Activities

January - December 2023

	Designated	General St Peter's (Unrestricted)	Restricted	TOTAL
<b>Income</b>				
Gift Aid		20,574.14	12.87	20,587.01
Giving Standing Order		131,315.73		131,315.73
Love Your Neighbour (Restricted)			50.01	50.01
LPW-Grant		5,116.85		5,116.85
St Peter's Church		11,600.00		11,600.00
Uncategorised Income		929.86		929.86
<b>Total Income</b>	<b>£ 0.00</b>	<b>£ 169,536.58</b>	<b>£ 62.88</b>	<b>£ 169,599.46</b>
<b>Total</b>	<b>£ 0.00</b>	<b>£ 169,536.58</b>	<b>£ 62.88</b>	<b>£ 169,599.46</b>
<b>Expenditures</b>				
Administration				0.00
Audit Fees		1,253.90		1,253.90
Bank charges		121.45		121.45
Broadband & Phone		720.39		720.39
Computer Costs		397.77		397.77
Office Subscriptions				0.00
Adobe		849.36		849.36
Amazon Prime		137.87		137.87
ChurchSuite		546.00		546.00
Office Services -Photocopier		811.54		811.54
Performance licenses		469.12		469.12
QuickBooks		446.40		446.40
Spotify		123.88		123.88
Zoom		143.88		143.88
<b>Total Office Subscriptions</b>	<b>£ 0.00</b>	<b>£ 3,528.05</b>	<b>£ 0.00</b>	<b>£ 3,528.05</b>
Office Supplies		366.20		366.20
<b>Total Administration</b>	<b>£ 0.00</b>	<b>£ 6,387.76</b>	<b>£ 0.00</b>	<b>£ 6,387.76</b>
Choral Worship				0.00
Advent & Carol Singers		30.00		30.00
Maundy Thursday		455.00		455.00
Music Purchase		935.00		935.00
<b>Total Choral Worship</b>	<b>£ 0.00</b>	<b>£ 1,420.00</b>	<b>£ 0.00</b>	<b>£ 1,420.00</b>
Communications		270.00		270.00
Digital Publicity		75.00		75.00
Physical external publicity (Do Not Use)		14.56		14.56
Physical Publicity		183.80		183.80
Website		519.00		519.00
<b>Total Communications</b>	<b>£ 0.00</b>	<b>£ 1,062.36</b>	<b>£ 0.00</b>	<b>£ 1,062.36</b>
Contemporary Worship		39.42		39.42
Hospitality		147.89		147.89
Prayer Meeting		413.53		413.53

<b>Total Hospitality</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>561.42</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>561.42</b>
<b>Maintenance</b>								0.00
<b>Annual Maintenance</b>								0.00
Lightening Conductor				210.00				210.00
Pest Control				830.06				830.06
Roof & Gutter Maintenance				1,000.00				1,000.00
<b>Total Annual Maintenance</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>2,040.06</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>2,040.06</b>
Church Supplies				64.47				64.47
Cleaning Contractors				850.00				850.00
Cleaning supplies				181.44				181.44
General Buildings Projects				2,558.46				2,558.46
General Repairs and Maintenance								0.00
Health & Safety				613.50				613.50
Keys & Security Items				57.00				57.00
Windows				1,000.00				1,000.00
<b>Total General Repairs and Maintenance</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>1,670.50</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>1,670.50</b>
Major Building Works		6,492.23		3,298.45				9,790.68
Piano & Organ Maintenance								0.00
Organ Maintenance				293.36				293.36
<b>Total Piano &amp; Organ Maintenance</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>293.36</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>293.36</b>
<b>Total Maintenance</b>	<b>£</b>	<b>6,492.23</b>	<b>£</b>	<b>10,956.74</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>17,448.97</b>
<b>Ministry</b>								0.00
Church Weekend Away				2,041.63		200.00		2,241.63
Community Events (Seasonal)				983.96				983.96
Family Focused Ministry				267.19				267.19
General (hospitality)				1,112.58				1,112.58
Gifts				2,696.00				2,696.00
Hospitality honorarium				751.52				751.52
Men & Women's Ministry								0.00
Women's Ministry				96.22				96.22
<b>Total Men &amp; Women's Ministry</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>96.22</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>96.22</b>
St Peter's House Lunches				362.95				362.95
The 11am				1,056.17				1,056.17
The 4pm				316.08				316.08
Vicar's Discretionary Fund				42.95				42.95
Vicars Expenses				932.21				932.21
Vision & Prayer Evenings								0.00
APCM Vision Evening				92.08				92.08
<b>Total Vision &amp; Prayer Evenings</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>92.08</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>92.08</b>
<b>Total Ministry</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>10,751.54</b>	<b>£</b>	<b>200.00</b>	<b>£</b>	<b>10,951.54</b>
<b>Mission Giving</b>								0.00
Parish Support Fund		5,000.00		20,000.00				25,000.00
<b>Total Mission Giving</b>	<b>£</b>	<b>5,000.00</b>	<b>£</b>	<b>20,000.00</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>25,000.00</b>
<b>Outreach/Evangelism</b>				194.24				194.24
Alpha				365.35				365.35
Christmas				1,118.73				1,118.73
Occasional Offices (Baptisms, Weddings, Funerals)				177.98				177.98
Social Outreach				1,932.05				1,932.05

<b>Total Outreach/Evangelism</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>3,788.35</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>3,788.35</b>
<b>Staff</b>				1,985.90				1,985.90
<b>DBS</b>				38.00				38.00
<b>Fresh Expression Expenditure</b>					266.81			266.81
<b>Intern Accomodation</b>				1,121.33				1,121.33
<b>Intern allowance</b>				2,305.00				2,305.00
<b>Intern training</b>				28.60				28.60
<b>Other Staff Costs</b>				1,404.70				1,404.70
<b>Payroll Costs</b>				872.70				872.70
<b>Salary</b>				8,562.05				8,562.05
<b>Staff Expenses</b>				223.98				223.98
<b>Staff pension</b>				481.46				481.46
<b>Staff TAX (PAYE)</b>				1,114.58				1,114.58
<b>Staff training</b>				594.00				594.00
<b>Travel and Accommodation</b>				82.81				82.81
<b>Total Staff training</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>676.81</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>676.81</b>
<b>Total Staff</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>18,815.11</b>	<b>£</b>	<b>266.81</b>	<b>£</b>	<b>19,081.92</b>
<b>Utilities</b>								0.00
<b>Electricity</b>				4,683.81				4,683.81
<b>Gas</b>				6,155.64				6,155.64
<b>Insurances</b>				11,256.39				11,256.39
<b>Lambeth Waste</b>				159.32				159.32
<b>Water</b>				265.07				265.07
<b>Total Utilities</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>22,520.23</b>	<b>£</b>	<b>0.00</b>	<b>£</b>	<b>22,520.23</b>
<b>Total Expenditures</b>	<b>£</b>	<b>11,492.23</b>	<b>£</b>	<b>96,302.93</b>	<b>£</b>	<b>466.81</b>	<b>£</b>	<b>108,261.97</b>
<b>Net Operating Income</b>	<b>-£</b>	<b>11,492.23</b>	<b>£</b>	<b>73,233.65</b>	<b>-£</b>	<b>403.93</b>	<b>£</b>	<b>61,337.49</b>
<b>Net Income/(Expenditure)</b>	<b>-£</b>	<b>11,492.23</b>	<b>£</b>	<b>73,233.65</b>	<b>-£</b>	<b>403.93</b>	<b>£</b>	<b>61,337.49</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 2023.

### 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: 23/10/2024

St Peter's Vauxhall Mission Initiative  
310 Kennington Lane, London, SE11 5HY, .

Griffin Stone Moscrop & Co.  
21-27 Lamb's Conduit Street  
London  
WC1N 3GS

Date: 23/10/2024

Dear Sirs,

The following representations are made on the basis of enquiries of management and staff with relevant knowledge and experience such as we consider necessary in connection with your independent examination of the church's financial statements for the year ended 31 December 2023. These enquiries have included inspection of supporting documentation where appropriate and are sufficient to satisfy ourselves that we can make each of the following representations. All representations are made to the best of our knowledge and belief.

1) Audit exemption

We acknowledge that the work performed by you is substantially less in scope than an audit performed in accordance with International Standards on Auditing (UK) and that you do not express an audit opinion. We confirm that the church was entitled to exemption under section 144 of the Charities Act 2011 from the requirement to have its financial statements for the year ended 31 December 2023 audited.

2) Financial records

We have fulfilled our responsibilities as members of the PCC and trustees of the charity, as set out in the terms of your engagement letter dated 16 September 2021, under the Charities Act 2011 and the Church Accounting Regulations 2006 for preparing financial statements which give a true and fair view and for making accurate representations to you.

All the accounting records have been made available to you for the purpose of your independent examination and all transactions undertaken by the church have been properly reflected and recorded in the accounting records. We have provided you with unrestricted access to all appropriate persons within the church, and with all other records and related information, including minutes of PCC meetings and correspondence with the Charity Commission.

3) Immaterial adjustments

We confirm the financial statements are free of material misstatements, including omissions. Uncorrected misstatements found during the examination, other than those of a trivial nature, and we confirm that no adjustment need be made for them in the financial statements as their effect is immaterial, both individually and in total.

4) Going concern

As members of the PCC we have considered the financial position of the church. We believe that the church's financial statements should be prepared on the going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the church's needs. We have considered a period of twelve months from the date of approval of the financial statements. We believe that no further disclosures relating to the church's ability to continue as a going concern need to be made in the financial statements.

5) Related parties

Related party relationships and transactions have been appropriately accounted for and disclosed in the financial statements. We have disclosed to you all relevant information concerning such relationships and transactions and are not aware of any other matters which require disclosure in order to comply with legislative and accounting standards requirements.

6) Assets and liabilities

We confirm the church has satisfactory title to all assets and there are no liens or encumbrances on the church's assets, except for those that are disclosed in the notes to the financial statements.

We have recorded or disclosed, as appropriate, all liabilities, both actual and contingent, and have disclosed in the notes to the financial statements all guarantees that we have given to third parties.

We have no plans or intentions that may materially alter the carrying value and, where relevant, the fair value measurements or classification of assets and liabilities reflected in the financial statements.

7) Accounting estimates

The methods, data and significant assumptions used by us in making accounting estimates, and their related disclosures, are appropriate to achieve recognition, measurement and disclosure that is reasonable in the context of the applicable financial reporting framework.

8) Capital commitments

There were no material capital commitments at the year end other than as disclosed in the financial statements.

9) Legal claims

We have disclosed to you all claims in connection with litigation that have been, or are expected to be, received and such matters, as appropriate, have been properly accounted for and disclosed in the financial statements.

10) Subsequent events

All events subsequent to the date of the financial statements which require adjustment or disclosure have been properly accounted for and disclosed. Should further material events occur we will advise you accordingly.

11) Laws and regulations

We acknowledge as members of the PCC our responsibilities to take appropriate steps to provide reasonable assurance that the church has complied with laws and regulations applicable to its activities and to establish arrangements for preventing any non-compliance with laws and regulations and detecting any that occur.

We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.

12) Grants and donations

All grants, donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to you. There have been no breaches of terms or conditions in the application of such income.

Yours faithfully

*Michael John*

On behalf of the PCC