

**The Parochial Church Council
of the Ecclesiastical Parish of
St John the Evangelist, Great Stanmore**

Otherwise known as: **St John's PCC, Stanmore**

**Annual Report
and
Financial Statements
for the year ended 31st December 2020**

**Presented to the Annual Parochial Church Meeting
25th April 2021**

Rector

The Revd Matthew Stone
The Parish Office
Old Church Lane
Stanmore
Middlesex, HA7 2QX

Registered Charity Number 1127658

Annual Report of the Parochial Church Council for the year 1st January to 31st December 2020

Administrative Information

St John the Evangelist, Great Stanmore, is situated on Church Road, Stanmore. It is part of the Willesden Episcopal Area of the Diocese of London within the Church of England. Contact details: The Parish Office, Church House, Old Church Lane, Stanmore, HA7 2QX. Telephone number 020 8954 7064. Email parishoffice@stjohnschurchstanmore.org.uk
Website: <http://www.stjohnschurchstanmore.org.uk/>

The Parochial Church Council (PCC) of St John the Evangelist, Great Stanmore, is a registered charity. The number is 1127658.

PCC Members (Trustees)

The Members of the PCC are the trustees of the charity. During the year, the following served as members of the PCC:

Rector:	The Revd Matthew Stone – Chairman	
Churchwardens:	Mrs. Jane Prentice – Vice Chair (from 4 th October 2020) <i>The other Churchwarden appointed on 28th April, has been granted a dispensation by the Charity Commission so the name is not published.</i>	
Deanery Synod Representatives:		<u>End of Term</u>
	Mrs. Sylvia Daniels	30 th June 2023
	Ms. Susan Jones (from 4 th October 2020)	30 th June 2023
	Mrs. Beverley McKeon	30 th June 2023
	Mr. Daniel McKeon	30 th June 2023
Elected Members:	<i>Mr. Paul Angell</i>	<i>retired 4th October 2020</i>
	<i>Ms Susan Jones</i>	<i>retired 4th October 2020</i>
	<i>Mr. Henry Prentice</i>	<i>retired 4th October 2020</i>
	<i>Mrs. Beverley Singleton</i>	<i>retired 4th October 2020</i>
	Mrs. Sheila Enaboifo	retiring APCM 2021
	Ms Jennifer Neve	retiring APCM 2021
	Mr. Graham Nicholson	retiring APCM 2021
	Mr. William Wyon	retiring APCM 2021
	Miss Belinda Burnand	retiring APCM 2022
	Mrs. Pamela Curran	retiring APCM 2022
	Mr. Keith McKenzie	retiring APCM 2022
	Mr. Michael Okyere	retiring APCM 2022
	Mrs. Maureen Davter (from 4 th October 2020)	retiring APCM 2023
	Mr. Jack Prentice (from 4 th October 2020)	retiring APCM 2023
	Mr. Frederick Oshunniyi (fm 4 th October 2020)	retiring APCM 2023
	Mrs. Marianne Wright (from 4 th October 2020)	retiring APCM 2023
Ex-officio:	The Revd Jonny Rapson – Assistant Curate	

Bankers:

- Barclays Bank PLC, 1, The Broadway, Stanmore, Middlesex, HA7 4DB
- CCLA Investment Management Ltd, Senator House, 85, Queen Victoria Street, London, EC4V 4ET

Independent Examiner:

- Mr. Derek Taylor-Mew FMAAT
123, Park Lane, Harrow, Middlesex, HA2 8NN

Charity Commission Correspondent:

- The Revd Matthew Stone
Church House, Old Church Lane, Stanmore, Middlesex, HA7 2QX
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Structure, Governance and Management

The PCC is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The method and appointment of PCC members is set out in the Church Representation Rules. The PCC is registered with the Charity Commission under the full title of "The Parochial Church Council of the Ecclesiastical Parish of St John the Evangelist, Great Stanmore" with a working name of "St John's PCC, Stanmore" (No. **1127658**). The members of the PCC are the trustees of the charity. PCC members serve a three-year term of office and then they stand down for a period of twelve months before seeking re-election (unless they are co-opted). This policy was reconfirmed at the Annual Parochial Church Meeting on 26th April 2015. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC.

The PCC met six times during the year. The Rector took the minutes as well as chairing until a PCC Secretary was appointed on 4th October 2020. The Annual Parochial Church Meeting was postponed from 25th April 2020 until 4th October 2020 owing to the Covid-19 pandemic.

The Standing Committee is the only committee legally required. It has power to transact the business of the PCC between meetings, subject to any directions given by the PCC. The other committees are: Energy, Finance, Fundraising, Old Church Working Group and Peace, Justice and Environment as well as Social. A Fabric Committee was not appointed this time. Reports from some of these can be found elsewhere in the Annual Report. Some of the committees did not meet in 2020. The Rector, Churchwardens and PCC Members serve on several of these committees. Committees are able to co-opt other members from within or outside of the PCC at their discretion.

Aims and Purposes

The PCC has the responsibility of co-operating with the Rector, the Revd Matthew Stone, in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has the responsibility for the maintenance of the Church Building, Churchyard, Old Brick Church, Church House, Church Field, Church House Cottage, Hollond Lodge and St John's House (16, The Chase).

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of the parish community. This is underpinned by our Mission Statement: "Drawn together by Christ's love, we seek by his grace to live out his commandments to love the Lord our God with all of our being; and to love everyone we come across as we love ourselves."

We are an open Church: welcoming of all people. Our services and worship put faith into practice through prayer and scripture, music and sacrament.

When planning our activities for the year, the Rector and PCC have considered the Charity Commission's guidance on public benefit and, in particular, the supplementary guidance to charities for the advancement of religion. Specifically, we try to enable ordinary people to live out their faith as part of our parish community through:

- Worship, prayer, learning about the Gospel; developing knowledge and trust in Jesus.
- Provision of pastoral care for people living in the parish.
- Missionary and outreach work.

An important (and essential) part of each PCC Meeting were the discussions about our mission strategy, and in particular what responses we might make to "Listening to London, Listening to God" – the new collective vision for the Diocese of London. After extensive consultations in 2019, which we contributed towards, the Diocese identified four ambitions were identified: Confident Disciples, Compassionate Communities, Creative Growth and Connected Young People. A report of our PCC discussions can be found on page A11.

Church Attendance

There are 184 parishioners on the Church Electoral Roll, 68 of whom are resident in the parish, and 116 of whom are not resident in the parish. The average weekly attendance at in church services, counted in October 2020, was 72 (68 adults, 4 children). This figure includes Sundays and weekday worship. The figure has been severely affected because of the Covid-19 pandemic. Weekly online services were produced along with a range of other measures to ensure we were functioning, as far as we were able, during this most extraordinary year.

Achievements and Performance

Worship and Prayer, Discipleship and Pastoral Care

The Rector and PCC are keen to offer a range of services on Sundays, during the week and over the course of the year that enable our community to draw closer to God, worship with one another, and be spiritually refreshed. All are welcome to attend our services. The principal act of worship each week takes place on Sundays, normally at 9.30am, and is the Parish Communion, which is followed by a time of fellowship over refreshments served in Church House, our hall. We also have a Prayer Ministry Team which met in the chapel during the distribution of communion for any wishing to seek support. Most months an all-age service takes place on the third Sunday.

In addition, there is a said Holy Communion Service at 8am every Sunday and most Sundays a Book of Common Prayer (BCP) Matins at 11am with BCP Holy Communion, usually on the first Sunday each month. There are three evening services each month: 8pm Compline (first Sunday), 5pm Engage = contemporary (second Sunday) and 5pm Evensong (third Sunday).

To cater for the younger members of our Church community, Junior Church takes place in Church House during the Parish Communion. Junior Church does not meet on Sundays when there is an all-age service. A youth group was launched in January 2015 which had met occasionally during the year.

The chapel is used for a quieter midweek Communion service (alternating between the BCP and Common Worship). The Daily Office is said in church several times during the course of the week.

As a result of the Covid-19 pandemic, many of our regular services and major festivals did not take place as the church was closed for a number of weeks during the two lockdowns which included Holy Week and Easter. Where possible we provided online alternatives as follows:

- Weekly communion service
- Easter Day
- Memorial Service
- Remembrance Sunday
- United Advent Service
- Nine Lessons and Carols
- Christmas Eve Nativity (a physical service was offered)
- Christmas Day (physical services were also offered)
- Junior Church

During 2020 the church was used for:

- **4** (8) baptisms mostly taking place within the Parish Communion
- **0** (9) candidates for confirmation
- **0** (10) children were admitted to Holy Communion before confirmation
- **0** (2) weddings
- **5** (2) funerals were held in church, a further **13** (6) were conducted at local crematoria
- **4** (9) interments of ashes took place in the churchyard

(numbers in brackets relate to 2019)

The Rector, Assistant Curate and PCC are committed to the pastoral care of all people in the parish of St John's. Holy Communion was taken regularly to two housebound parishioners (and others as and when required) by a commissioned team of lay people in addition to the Rector and Assistant Curate. The Rector and Assistant Curate make time to visit parishioners at home or in hospital with the assistance of the Licensed Lay Ministers, Pastoral Assistant and Bereavement Visiting Team. Staff Meetings are held at the Rectory on a regular basis.

In addition to worship, spiritual growth is encouraged through Home Groups, of which there are four meeting regularly.

The Rector meets regularly with the Assistant Curate, Churchwardens, Treasurer, Deputy Wardens and Parish Administrator to plan the workload for the ensuing months. As part of the meetings, priorities are agreed for upcoming fabric works.

The achievements of the PCC are only possible because of the large number of volunteers who give generously of their time and energy. Volunteers undertake a wide variety of tasks including (but not restricted to) membership of the various committees and visiting teams, stewardship of buildings, stewardship of finances, children's & youth work, Little Fishers, Tea & Chat, flower arranging, music, sidespersons, servers, chalice administrators, gardeners amongst many others. The PCC gratefully acknowledges all such contributions.

Missionary and Outreach Work

During the course of the year the PCC decided to make the following donations:

Bereavement Care	£200
Flyspec	£2,000
Mission to Seafarers	£2,000
Total	£4,200

Risks

The trustees confirm that the major risks (namely financial, health & safety and safeguarding) to which the charity is exposed, as identified by the trustees, have been reviewed and systems or procedures have been established to manage those risks.

Safeguarding and Clergy Discipline

The PCC have complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 in relation to having due regard to the House of Bishops' guidance on safeguarding children and vulnerable adults.

The Revd Matthew Stone
Rector

Deanery Synod Report

2020 has been a difficult year for our churches due to the Coronavirus Covid-19 pandemic and the restrictions imposed by the National Government and the Church of England, in order to protect the vulnerable members of our communities. Use of our churches for public worship has been restricted for much of 2020 and many churches have been conducting services, coffee contact meetings, children's teaching and home groups, using the internet and various online software. We have adopted the working title of "Anglicans in Harrow" in order to emphasise that our meetings are aimed at engaging all church members on key issues relating to our Deanery Strategy with the overall purpose of working together to see God's Kingdom come.

The three-year Deanery Synod from 2017 to 2020 was due to end in June 2020 with elections for lay parish representatives on the new Deanery Synod taking place at the 2020 March/April APCMs. The Church of England agreed to delay the start of the new three-year Deanery Synod until 1 December 2020, with APCMs held by the end of October 2020. Accordingly, a new Deanery Synod was elected too late for the initial meeting of the new Deanery Synod to be held in 2020 and so this was delayed into January 2021. There were therefore only two meetings of the Deanery Synod during 2020 and the format of the meetings needed to change.

The 5 February session was held at St Anselm's Church Hatch End with the theme "Outreach and Mission". Members of the parishes were encouraged to attend this meeting and to participate in the parish-centred discussions following the talk. We welcomed the Bishop of Islington, the Rt. Revd Ric Thorpe, who shared the Diocese's thoughts on how churches can reach out to their communities, including church planting and activities outside their buildings. The Revd Malcolm Finlay spoke about the launch of *Hope Church Harrow View* to serve the new housing development on the ex-Kodak site. Subsequent to the meeting this church was launched publicly in October 2020 and is currently providing services and an Alpha Course online. St Anselm's church provided Opening Worship, a Parish Profile and refreshments. A summary of the feedback from the parish discussions was attached to the minutes of this session. Andrew Morgan was elected as a Foundation Governor of St John's Church of England School, Stanmore. Plans for a Deanery Prayer Evening at St Mary's Harrow for "Thy Kingdom Come" on Wednesday 20th May had to be postponed to 2021.

The 22 July session was held online using the Zoom software. It was encouraging that so many members of the Synod were able to join this meeting. Opening Worship was conducted by the Revd Simon Durrant of Christ Church Roxeth. The main purpose of the meeting was to share what the churches were doing to continue their Mission and Ministry during the restrictions, to share what plans they had for reopening, and to encourage the churches to try new online methods. Four Applications for grants of £1,000 from the Deanery Mission Fund had been received and these were presented to the Synod. All four were approved: St Alban's North Harrow for part funding of the youth support worker, All Saints' Harrow Weald and St Edmund's Northwood Hills for Audio-Visual equipment for the live streaming of services, Mosaic Harrow (based at St Paul's South Harrow) for an intercultural outreach event with music and drama. The Deanery Accounts for 2019 were approved, subject to independent examination. Reports on three recent sessions of the London Diocesan Synod and of the July sessions of the General Synod were received.

Robert May
Honorary Secretary

Church House

A robust system for hiring the church hall (Church House) has been in place since 2014 which is administered most efficiently usually through the Parish Office. This ensures we maintain a professional and consistent approach towards all users. In summary:

- All hirers of Church House must sign a booking form which confirms their agreement to the Terms & Conditions.
- Terms & Conditions of hire are in place. They include reference to the hirer putting in place their own safeguarding procedures if children will be on the premises during their booking, food hygiene/allergy information, insurance cover and risk assessments.
- A published pricing structure is in place:

General

- £100 for the first hour, £70 for each subsequent hour (until 6pm)
- £100 per hour from 6pm
- £250 refundable Good Conduct Deposit is taken

Weddings/Engagement Parties

- £150 for the first hour, £120 for each subsequent hour
- £500 refundable Good Conduct Deposit is taken

An appointed keyholder oversees one-off bookings.

The booking system was reviewed last in July 2020.

Until the first Covid-19 lockdown began in March 2020 which resulted in the closure of Church House, the following non-church groups were using the premises on a regular basis:

1. Bridge Club (Thursday afternoons)
2. Kandu (Monday evening and Saturday morning)
3. Rainbows/Brownies/Guides (Friday evenings during term time)
4. Stanmore Montessori (Monday to Friday during term time)
5. The Select School of Dance (Friday afternoons)

In 2020 there were **5** one-off bookings (2019 - 54).

When the Government confirmed community halls could reopen, a comprehensive Covid-19 Risk Assessment was put in place and shared with Stanmore Montessori who reopened on 1st June 2020. Kandu returned in September for only three sessions but had to close when the Government introduced the local COVID Alert Levels and London was placed in Tier 2.

We lost a significant amount of income in 2020 because Covid-19 resulted in Church House being closed. By the end of the year, only Stanmore Montessori were using the premises. No church or other non-church groups were meeting.

The Revd Matthew Stone
Rector

PCC Secretary's Report

The PCC met six times in 2020: 22nd January, 28th April, 16th July, 15th September, 4th October and 18th November (one fewer than usual). The meeting scheduled for 19th March was postponed to 28th April, because of the developing Covid-19 pandemic. Apart from the January meeting, which was held in Church House, all other meetings took place remotely on Zoom. All PCC Members have access to the internet and were able to participate remotely.

Attendance at PCC meetings measured as a percentage was 70% across the year. At every meeting PCC Members received an update on the financial position. Similarly, updates on fabric matters, safeguarding and mission remained substantive agenda items. With St John's Church being a registered charity, PCC Members were reminded on two occasions of their obligations as trustees, especially the responsibility to ensure our 'charity' is run in a way that carries out its purposes in respect of public benefit. PCC Members are confident that they have done this.

PCC Meetings are always efficiently organised with the agenda, minutes, financial information and other papers being circulated electronically one full week ahead of each meeting. This gives each PCC Member the opportunity to read the papers in advance so they can each prepare for each meeting. Whilst PCC Members view the papers online to save printing and environmental costs, hardcopies of the agenda, minutes and financial information are placed in the church porch for others to read to ensure transparency and accountability. PCC Members declare any interests (financial or otherwise) at the beginning of each meeting and withdraw whilst the conflicted item is discussed. This arrangement continued on Zoom. Draft minutes are usually circulated within 48 hours of the meeting to enable actions points to be taken forward promptly. Financial information is circulated monthly to PCC Members to ensure they are kept up-to-date between PCC Meetings.

As other reports will invariably contain business that has been transacted by the PCC during the year, this report will focus on matters that are unlikely to appear elsewhere and thus avoid repetition.

January

- Received a report on the 8th December 2019 confirmation service. The sum of £500 had been sent to the Bishop of Willesden for his discretionary fund (£370.13 had been collected in the service, the PCC agreed to make up the difference).
- Noted that the sum of £171.02 had been collected for The Children's Society during the 2019 Christingle Service held in December.
- Noted that the attendance at our 2019 Christmas services: 2019 = 657 (2018 = 704).
- Agreed to spend £350 on a new laptop for use in church services (with the projector) and also in Junior Church.
- Agreed to support the Diocese of London's 2020 Lent Appeal called "Wheels for Climate Change Emergencies".
- The annual subscription to Bereavement Care was renewed at a cost of £200.
- Discussed the arrangements for the Annual Parochial Church Meeting scheduled for 26th April 2020.

April (*postponed from 19th March 2020*)

- Agreed that St John's Church will become a member of Harrow Inter-Faith. A subscription of £25 was paid. Unbeknown to the PCC, Patricia Stevens had been paying for this membership until her death in 2019.

- Noted that our grant application to the 'Places of Worship: protective security funding scheme' had been unsuccessful. Stanmore was considered too safe for additional security measures to be installed through this scheme.
- The Church Field maintenance contract was renewed for a further 12 months.
- The church brown bin contract was renewed for a further 12 months.
- Agreed a new (and cheaper) contract with BT to supply the phone line and internet in the Parish Office. The internet connection has resulted in stronger wi-fi across Church House.
- Noted that the Rector had objected to a planning application for 12 Elm Park that overlooked Church Field. Planning reference number P/0002/20.
- The 2019 Accounts were approved and the 2019 Annual Report was noted in preparation for the Annual Parochial Church Meeting which had been postponed to 4th October 2020.

July

- The PCC agreed to fund the cost of the 'It's Your Move' booklets produced by Scripture Union as a gift to the Year 6 Leavers' at St John's School. Cost £67.50.
- Noted that Jane Prentice had rung the church bell on Sunday 14th June 2020 to mark the third anniversary of the Grenfell Tower fire. Over 100 church bells were rung across London 72 times at 6pm, once for each victim of the fire. Then, at 6.03pm, there was a two minutes' silence to remember those who died. This was followed by three more rings, one for each year since the fire itself.
- Noted that the sum of £405 was sent to the Diocese of London representing money that had been given to support the Lent appeal.
- Approved the annual PCC donations of £2,000 each to FlySpec and the Mission to Seafarers. Junior Church collected £35.58 for the Mission to Seafarers.
- The booking arrangements for the hiring of Church House were reviewed. The 2021 hiring rates were approved together with an amended set of Terms and Conditions of Hire (which include matters of health and safety, food hygiene, risk assessments, safeguarding and security).
- Agreed that Stanmore Montessori could remain on the premises every Tuesday afternoon until 3pm from September 2020. In the current lease, their finish time on a Tuesday was 12.30pm to enable Little Fishers Parent & Toddler Group and Tea & Chat to use Church House. The PCC also agreed that their banner could be displayed during term time (rather than it being taken down at the end of each day). Pro-bono legal advice was sought and a side letter sent in confirmation of the changes.

September

- Noted that a Periodic Insurance Review of the Church and Church House had taken place with the Ecclesiastical Insurance Group. The Risk Management Surveyor said: *"I wrote at the time of our last survey (of Church House only) to comment on the excellent job that was being done on the management of the property and associated risks. This time around the survey was to both the Church and Church House, and I am happy to say that the level of stewardship for both remains exemplary. Matthew Stone again kindly supplied me with copies of the documentation and procedures that are in place, and these were both comprehensive and of high quality. As a result, I was able to put no risk improvements forward at all on either building, and have thanked Matthew for the efforts of himself and the PCC in bringing about this result, and for his great help with my review."*

- Noted the appointment of the Venerable Catherine Pickford as Archdeacon of Northolt. Sylvia Daniels attended the 'Welcome Service' held in Ealing (only one person from each church was allowed to attend).
- Noted that Paul Harris has resigned as a PCC appointed governor to St John's Church of England School owing to work pressures.
- Noted that St John's Church had taken part in the Great British Spring Clean on 13th September 2020. As our contribution, the litter in Rectory Lane and the cut-through to the Stanmore Park development was collected.
- The PCC agreed that the Harrow Foodbank would be the 2020 Harvest charity, with the congregation being asked to make a donation online/by post.
- Discussed the arrangements for postponed Annual Parochial Church Meeting which is taking place on 4th October 2020 (it was thought initially that this meeting would need to be held on Zoom).

October

- This very short PCC Meeting took place after the postponed Annual Parochial Church Meeting during which all PCC Members completed the latest disqualification declaration form supplied by the Diocese of London.
- All new PCC Members completed Trustee Declarations and HMRC 'Fit and Proper Person' forms. Existing PCC Members were asked to complete both forms if their circumstances had changed since they last completed them.
- Various appointments were made: Vice-Chair, Treasurer, PCC Secretary, Electoral Roll Officer, Deputy Wardens, Stewardship Recorder and Standing Committee members.
- The signatories on the various bank accounts were confirmed, together with the arrangements for managing the funds held with CCLA Investment Management Limited.
- Sidesmen were appointed.
- Tracey James was appointed as a governor of St John's Church of England School to serve a four-year term. Tracey attends All Saints' Harrow Weald.

November

- The Finance Policy & Risk Assessment was reviewed and ratified.
- The Health and Safety Policy was reviewed and ratified.
- The Legacy Policy was reviewed and ratified.
- The Lone Working Policy was reviewed and ratified.
- The Reserves Policy was reviewed and ratified.
- The Social Media Policy was reviewed and ratified.
- The Rector reminded PCC Members of the folder containing the emergency plans for the church, which included key contact numbers, site drawings and instructions to be read out from the front in case an emergency evacuation is required. The folder is kept in the vestry with copies in the Parish Office and Rectory. Laminated copies of emergency evacuation instructions are also kept in the Rector's stall and Churchwardens' pews.
- Noted that the Revd Shaun Lambert, Senior Minister of Stanmore Baptist Church, was moving on to a new position after 23 years in Stanmore.
- Recorded thanks to John Pay who retired as Clerk to the Stanmore Charities after diligently serving in this capacity for 40 years. Alan Shaw has assumed the Clerk's responsibilities.
- The PCC agreed to fund the cost of an external Christmas tree (£279.99).

- Approved the extra parochial fees that would be payable in 2021 (eg organist, bell ringing).

At various points during the year, the congregation were invited to make online donations if desired to support Christian Aid, Harrow Foodbank, Bereavement Care, The Children Society and Firm Foundation. Online donations were apposite as the usual collections in church could not take place.

We delivered over 36.35kg of produce to the Harrow Foodbank during the year. This was considerably lower than in previous years owing to the church being closed for several months because of Covid-19. Furthermore, the congregation were asked to donate money for harvest instead of bringing produce to church which removed the need for someone to take it to the foodbank and possibly increase the Covid transmission risk.

Mission

With Capital Vision 2020 coming to an end, the Diocese of London began the process in 2019 of discerning what the new 2030 vision should look like. The people of St John's Church were among over 4,500 who participated in the consultation exercise.

During the first part of 2020, PCC Members watched the Bishop of London's [video](#) which outlined the new collective vision for the Diocese which is "*For every Londoner to encounter the love of God in Jesus Christ.*" Four ambitions were identified: Confident Disciples, Compassionate Communities, Creative Growth and Connected Young People.

PCC Members discuss 'mission' in every PCC Meeting and during the year began the process of thinking through how we would contribute to the new vision. Towards the end of 2020, it was agreed that four mission action groups would be formed as follows: children and young people, discipleship, environment and outreach. From 2021 onwards each PCC Member will join one of the groups which will meet in between PCC Meetings and consider short, medium and long-term goals. The congregation will be invited to participate.

In October it was pleasing to welcome the return of Bentley Wood High School who visited the Church with 240 Year 11s to learn about Christianity as part of the GCSE RE syllabus.

Whilst Covid-19 had a significant impact in so many ways, the PCC feels that the work of the Church has continued largely unabated as reflected in the above. Thanks to everyone for helping to make that happen and we all look forward to being able to be back in person, hopefully before too long.

Pam Curran
PCC Secretary

Financial Review

1. A budget for 2021 was approved by the PCC on 18th November 2020. A copy of the budget is displayed in the church porch.
2. The accounts are operated on an accruals basis.
3. Total expenditure was £148,399 compared to total income of £157,186 resulting in a surplus of £8,787.
4. Planned giving has increased significantly by £8,250 to £56,716 (2019 - £48,466). All other donations have decreased by £3,482 to £13,580 (2019 - £17,062). With the church being closed for several months in the year, donations from open church collections and gift aid white envelopes inevitably decreased. The congregation responded generously to a stewardship appeal in April.
5. 'Thank you' letters were sent by the Treasurer in respect of appropriate donations received during the year.
6. Gift Aid recovered on eligible stewardship and donations amounted to £16,724 (2019 - £15,245) and related to donations received from January 2020 through to December 2020.
7. Grants were received from the historic Stanmore Charities totalling £4,726 (2019 - £4,770).
8. Additional income of £29,628 (2020 - £56,457) was generated from hiring Church House (our hall) which is represented as follows:

<u>Group Name</u>	<u>Total (£)</u>
Rainbows/Brownies/Guides	848
Stanmore Montessori	26,665
The Bridge Club	50
The Select School of Dance	480
One-off bookings (5 in 2020, 54 in 2019)	1,585
<u>TOTAL</u>	<u>29,628</u>

The income generated from Church House was significantly lower because the premises had to close for much of the year.

9. Rental income from Hollond Lodge and 16 The Chase totalled £30,575 (2019 - £30,300). Agents' fees of £4,166 were charged (2019 - £2,035). These fees were higher because a new tenancy began for 16 The Chase in March and the following was payable:

- Let Fee	£1,713.60
- Credit Ref	£420

The Rent Guarantee Insurance policy taken out in respect of 16 The Chase on 1st October 2019. The policy was amended in March 2020 to cover the new tenants. This policy was renewed on 1st October 2020 for a further 12 months at a cost of £522 incl. VAT. A surcharge of £150 plus VAT was added charged this time because of Covid-19. It is not possible to have such a policy on Hollond Lodge.

10. A VAT claim of £738 was claimed under the Listed Places of Worship Scheme. See <http://www.lpwscheme.org.uk/>. This government funded scheme gives grants that cover the VAT incurred in making repairs and certain maintenance to listed buildings in use as places of worship. The scheme covers repairs/maintenance to the fabric of the building, along with associated professional fees, plus repairs to turret clocks, pews, bells and pipe organs. St John's Church is Grade 2* listed.

11. The PCC agreed to pay £82,170 towards the Diocesan Common Fund which equated to 96% of the 2020 costs (full costs = £85,200). This sum includes the direct costs of parish ministry such as clergy stipends and housing, together with central Diocesan support costs, education and outreach.

At the end of the year, the PCC agreed to make a further payment of £3,030 from the surplus in recognition of the difficult year many parishes had experienced with their finances, resulting in the Diocese of London having to forecast a large deficit. Accordingly, in 2020, St John's Church paid full costs of £85,200 which is very encouraging.

We also paid the 1% Deanery Schools' Levy of £821.70 (1% of the agreed Common Fund amount) which is shared amongst the Church of England Schools in the Willesden Episcopal Area through the Mission Grant scheme administered by the Archdeacon of Northolt.

12. General premises costs were £30,087 (2019 - £34,984). These are the running costs of the church and hall and include: cleaning, insurance, maintenance, utilities, removal of rubbish, garden bin fee, together with the contract to keep Church Field tidy.

13. The full cost of employing our part-time Parish Administrator (15 hours per week) was £10,970 (2019 - £10,181). This amount includes salary, pension and National Insurance contributions. The Parish Administrator was furloughed from April and £6,086 was successfully claimed from the Government's Coronavirus Job Retention Scheme to offset some of the salary costs. Regardless of what was claimed from this scheme, the PCC were in full agreement that the Parish Administrator received her usual salary.

14. No legacies were received during the year.

15. Towards the end of 2017, the Diocese of London issued an instruction to PCCs which said they needed to obtain up to date valuations (every five years) of all property owned by them. In the guidance, it was acceptable to obtain a casual valuation from a local estate agent. Ellis & Co in Stanmore supplied the following casual valuations:

Church House	£1,000,000
Church House Cottage	£325,000
Hollond Lodge	£275,000
The Chase	£600,000

These casual valuations significantly changed the value of the fixed assets in the balance sheet from 2017 onwards.

16. The general (unrestricted) fund now totals £168,359.

17. Total Reserves of £2,363,941 are held.

18. The finance policy and risk assessment was reviewed last on 18th November 2020. In line with this policy, the majority of bills and invoices were usually settled by cheque, standing order or direct debit. The monthly Common Fund payment to the Diocese of London, the annual donation to FlySpec (Flying Medical Specialists around Zambia) and selected other payments are made using internet banking. On these occasions two authorised signatories will sign off such payments and an audit trail is held.

19. The various funds are listed in Statement of Asset and Liabilities account. Where money has been given for a specific purpose, it is recorded in a restricted fund. We also have a number of designated funds. These are amounts which have been set aside by the PCC for various purposes but unlike the restricted funds, they can be brought back into general funds.

The monies representing these funds are held in separate bank deposit accounts with the Central Board of Finance Church of England Deposit Fund.

20. There is a full list of the reserves in the notes to the accounts.

Reserves Policy

It is the policy of this church to hold in reserve the equivalent of six months of general running costs (£85,000) and an additional six month's salary costs (£5,000). It is also our policy to hold £10,000 for any urgent building work that may arise during the year. The full policy was reviewed by the PCC on 18th November 2020. A copy is available from the Parish Office.

I should like to take this opportunity to thank the members of St John's who regularly give money to support the mission and ministry of the church. Thanks also must go to those who have helped with the finances during the year.

Jennifer Neve
PCC Treasurer

Church Workers Pension Fund (CWPF) **FRS102 Wording - December 2020 Year End**

St John's Church participates in the Pension Builder Scheme section of CWPF for lay staff. The Scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the Employer and the other participating employers.

The Church Workers Pension Fund has a section known as the Defined Benefits Scheme, a deferred annuity section known as Pension Builder Classic and a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

The Pension Builder Scheme of the Church Workers Pension Fund is made up of two sections, Pension Builder Classic and Pension Builder 2014, both of which are classed as defined benefit schemes. Pension Builder Classic provides a pension for members for payment from retirement, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Bonuses may also be declared, depending upon the investment returns and other factors. Pension Builder 2014 is a cash balance scheme that provides a lump sum that members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. This account may have bonuses added by the Board before retirement. The bonuses depend on investment experience and other factors. There is no requirement for the Board to grant any bonuses. The account, plus any bonuses declared, is payable from members' Normal Pension Age. There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable (2020: £460, 2019: £421). A valuation of the Pension Builder Scheme is carried out once every three years. The most recent was carried out as at 31 December 2016. A valuation as at 31 December 2019 was under way as at 31 December 2020.

For the Pension Builder Classic section, the valuation revealed a deficit of £14.2m on the ongoing assumptions used. At the most recent annual review, the Board chose not to grant a discretionary bonus, which will have acted to improve the funding position. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £1.8m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, St John's Church could become responsible for paying a share of that employer's pension liabilities.

The Revd Matthew Stone
Rector

Wording supplied by the Church of England Pension Scheme

These accounts were approved by the Trustees on 17th March 2021 and signed by the Chairman on the Trustees behalf.

A handwritten signature in black ink, appearing to read 'Matthew Stone', written in a cursive style.

**The Revd Matthew Stone
Chairman**

ST JOHN THE EVANGELIST, GREAT STANMORE

Statement of Financial Activities

For the period from 1st January 2020 to 31st December 2020

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total Funds	Prior Year Total Funds
<i>Income and endowments from:</i>					
Donations and legacies	87,020	—	—	87,020	80,773
Income from charitable activities	6,715	—	—	6,715	10,888
Other trading activities	30,016	—	—	30,016	57,944
Investments	31,668	129	—	31,796	32,061
Other income	1,638	—	—	1,638	—
Total income and endowments from:	157,057	129	—	157,186	181,667
<i>Expenditure on:</i>					
Expenditure on charitable activities	144,155	—	—	144,155	163,504
Other expenditure	4,244	—	—	4,244	3,711
Total expenditure on:	148,399	—	—	148,399	167,215
Net income / (expenditure)	8,658	129	—	8,786	14,452
<i>Transfers</i>					
Gross transfers between funds - in	28,243	—	—	28,243	66,546
Gross transfers between funds - out	(28,243)	—	—	(28,243)	(66,546)
Net income / (expenditure)	8,658	129	—	8,786	14,452
<i>Other recognised gains / losses</i>					
Net movement in funds	8,658	129	—	8,786	14,452
<i>Reconciliation of funds</i>					
Total funds brought forward	2,353,887	1,146	120	2,355,154	2,340,702
Total funds carried forward	2,362,545	1,275	120	2,363,940	2,355,154
<i>Represented by</i>					
Unrestricted					
General fund	168,359	—	—	168,359	137,252
Designated					
Common Fund Extra	—	—	—	—	2,400
Organ Repair Fund	(21,223)	—	—	(21,223)	—
Property Account Fund	2,200,000	—	—	2,200,000	2,200,000
Rectory Decoration Fund	4,000	—	—	4,000	3,200
Restricted Interest	11,409	—	—	11,409	11,036
Restricted					
M Webb Legacy Fund	—	12	—	12	12
Restricted Interest	—	1,263	—	1,263	1,134
Endowment					
Weber Grave Fund	—	—	120	120	120

There may be minor discrepancies in the totals as the pence are not being shown

ST JOHN THE EVANGELIST, GREAT STANMORE
Balance Sheet
As at: 31st December 2020

	As at 31/12/2020	As at 31/12/2019
	£	£
Fixed assets		
Tangible assets	2,200,988	2,200,988
	<u>2,200,988</u>	<u>2,200,988</u>
Current assets		
Cash at bank and in hand	190,193	187,102
	<u>190,193</u>	<u>187,102</u>
Liabilities		
Creditors: Amounts falling due in one year	687	3,500
Provision for liabilities and charges due within one year	356	2,129
	<u>1,043</u>	<u>5,629</u>
Net current assets less current liabilities	189,150	181,474
	<u>189,150</u>	<u>181,474</u>
Total assets less current liabilities	2,390,138	2,382,462
	<u>2,390,138</u>	<u>2,382,462</u>
Liabilities		
Creditors: Amounts falling due after more than one year	20,113	21,223
Provision for liabilities after one year	6,085	6,085
	<u>26,198</u>	<u>27,308</u>
Total net assets less liabilities	2,363,940	2,355,154
	<u>2,363,940</u>	<u>2,355,154</u>
Represented by		
Unrestricted		
Unrestricted - General fund	168,359	137,252
Designated		
Designated - Restricted Interest	11,409	11,036
Designated - Common Fund Extra	—	2,400
Designated - Organ Repair Fund	(21,223)	—
Designated - Rectory Decoration Fund	4,000	3,200
Designated - Property Account Fund	2,200,000	2,200,000
Restricted		
Restricted - M Webb Legacy Fund	12	12
Restricted - Restricted Interest	1,263	1,134
Endowment		
Endowment - Weber Grave Fund	120	120
Funds of the church	2,363,940	2,355,154
	<u>2,363,940</u>	<u>2,355,154</u>

There may be minor discrepancies in the totals as the pence are not being shown

ST JOHN THE EVANGELIST, GREAT STANMORE

Notes to the Financial Statements for the year ended 31st December 2020

Accounting Policies

a. Accounting convention

The financial statements have been prepared in accordance with the Church Accounting Regulations, together with applicable accounting standards and the Statement of Recommended Practice (SORP).

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

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

b. Funds accounting

Funds held by the PCC are:

Unrestricted funds – general funds which can be used for PCC ordinary purposes.

Designated funds – monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.

Restricted funds:

- a) Income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest;
- b) Donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

Endowment funds – funds the capital of which must be maintained; only income arising from the investment of the endowment may be used, either as restricted or unrestricted funds, depending on the purpose set out in the terms of the original endowment.

c. Incoming resources

All incoming resources are accounted for gross.

Voluntary income

Collections are recognised when received.

Planned giving receivable is recognised only when received.

Income Tax recoverable on gift aid donations is recognised when the income is recognised.

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

Income from investments

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue.

All other income

All other income is recognised when it is receivable.

Gains and losses on investments

Realised gains are recognised when the investments are sold.

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

Grants

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

Church Activities

The Diocesan parish contribution is accounted for when paid. Any parish contribution unpaid at 31st December is provided for in these accounts as an operational (though not legal) liability and is shown as a creditor in the balance sheet.

e. Fixed Assets

Tangible fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts by s.96 (2) of the Charities Act 1993.

Movable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal are accounted as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected. For some inalienable property acquired in the past there may not be sufficient cost information surviving and therefore such assets may not be valued in the accounts. Individual items acquired since 1st January 2009 have been capitalised in the accounts and depreciated over their useful economic life (see note (d)).

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over a five-year period which is to the end of their expected useful lives. There are no assets currently being depreciated.

No depreciation is provided on freehold property as it is the PCC's policy to maintain these assets in a continual state of sound repair. The useful economic life of these assets is so long and residual values so high that any depreciation would not be material. These assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

Investments

Investments are stated at book value in the accounts and recorded at market value at balance sheet date in the accompanying notes.

f. Current assets

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

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

g. Trustees

Apart from the Rector and Assistant Curate, who are in receipt of stipends paid by the Church Commissioners, no other elected PCC Member was remunerated in 2020. The aggregate amount given by PCC Members in 2020 was £13,245.

The Rector, Assistant Curate and Pastoral Assistant were reimbursed expenses totalling £765 of which £89.92 related to travel costs. No other payments were made to PCC Members, nor persons closely connected to them.

ST JOHN THE EVANGELIST, GREAT STANMORE

**Financial Statement for the year ended 31st December 2020
Income and Expenditure**

	Actual at 31/12/2020	Budget at 31/12/2020	Variance at 31/12/2020	Actual At 31/12/2019
Income				
Donations and legacies:				
Standing Order	56,266	47,516	8,750	46,313
Stewardship Cheques	450	600	-150	350
Other Planned Giving Orange Envelopes	0	0	0	1,803
Church Plate Collections	1,380	6,000	-4,620	5,563
Open Church Collections	218	720	-502	988
Gift Aid White Envelopes	980	4,500	-3,520	5,700
Donations Other Gift Aided	9,940	1,250	8,690	1,921
Curate	900	0	900	0
Donation Other not Gift Aided	1,062	1,250	-188	2,889
Tax recoverable on Gift Aid	16,724	16,000	724	15,245
	87,920	77,836	10,084	80,773
Investments				
Dividends & Interest	4	12	-8	10
CBF Bank Interest	1,218	1,380	-162	1,299
Rent Hollond Lodge	10,200	10,200	0	10,200
The Chase	20,375	20,375	0	20,100
Church House Cottage	0	0	0	0
Investment Income	0	0	0	453
	31,796	31,967	-171	32,061
Other trading activities				
Church House Caretaker Fee	125	0	125	1,000
Church House Lettings One-Off	1,585	15,000	-13,415	18,035
Stanmore Montessori	26,665	31,030	-4,366	30,020
Church House Lettings Regular	1,378	5,690	-4,312	8,402
Parish Magazine Sales	147	230	-83	314
Parish Magazine Advertising Income	116	200	-84	174
	30,016	52,150	-22,134	57,944
Income from Charitable Activities				
Stanmore Charities	4,726	4,000	726	4,770
Funeral Fees PCC	777	1,250	-473	1,321
Wedding Fees PCC	0	500	-500	571
Youth Group	332	320	12	249
The Café St Jean	361	1,250	-889	1,351
Social Events	227	700	-473	926
Church Flowers	200	1,035	-835	890
Little Fishers and Toddler Group	0	280	-280	274
Junior Church	1	36	-35	32
Tea & Chat	91	551	-460	504
	6,715	9,922	-3,207	10,888
Other Income				
Listed Places of Worship Grant (VAT)	738	0	738	0
	738	0	738	0
Income Grand Total	<u>157,186</u>	<u>171,875</u>	<u>-14,690</u>	<u>181,667</u>

	Actual at 31/12/2020	Budget as 31/12/2020	Variance at 31/12/2020	Actual at 31/12/2019
Expenditure				
Expenditure on Charitable Activities				
Giving to Missionary Societies	2,200	2,200	0	2,400
Secular Charities (Flyspec)	2,000	2,000	0	2,000
	4,200	4,200	0	4,400
Common Fund	80,592	80,592	0	78,367
Common Fund (Additional)	5,430	2,400	-3,030	3,200
	86,022	82,992	-3,030	81,567
Legal & Professional Fees	4,166	2,118	-2,048	2,035
Sal Hon	185	0	-185	255
Parish Admin – Salary	10,296	10,796	500	9,610
Parish Admin – Furlough Payments	-6,086	0	6,086	0
Parish Admin - NI	214	114	-100	150
Parish Admin - Pension & Life Insurance	460	412	-48	421
Church Quinquennial	378	0	-378	3,000
PCC Property (Hollond Lodge)	1,204	1,241	37	1,216
PCC Property (Church House Cottage)	123	137	15	135
PCC Property (The Chase)	1,505	1,507	3	1,927
	12,444	16,325	3,881	18,749
Working Expenses of Incumbent	560	1,000	440	887
Rectory Water	418	250	-168	409
Assist Staff/Pastoral Assistant	16	165	149	123
Working Expense of Curate	189	500	311	109
Curate	1,200	0	-1,200	0
	2,384	1,915	-469	1,527
Youth Group	86	440	354	450
Parish Training Mission	133	250	117	1,495
	219	690	471	1,945
Visiting Speakers	0	0	0	120
Church Cleaning	2,550	3,240	690	2,605
Church Insurance	7,840	7,990	150	7,852
Church Maintenance	1,534	5,000	3,466	2,851
Church Flowers	554	1,410	856	1,320
Church Organ/Piano Servicing	503	2,220	1,717	3,309
Church Projection System	0	0	0	436
Garden Waste	0	0	0	75
Upkeep of Services	691	1,150	459	1,504
Services Sundries	485	555	70	414
Music & Choir Licenses	369	350	-19	333
Church Publicity	10	50	40	502
Junior Church	97	110	13	126
Administration	160	160	0	160
Social Events	129	520	391	871
The Café St Jean	118	685	567	974
Postage & Telephone	771	918	147	1,297
Photocopy Costs	872	1,260	388	1,046
Photocopier Lease	1,266	1,944	678	1,848
Parish Office Costs	176	84	-92	605
Printing/Stationary	799	1,250	451	1,548
Sundry Expenses	186	220	34	221
Tea & Chat	0	0	0	402
Little Fishers & Toddlers Group	44	0	-44	145
	19,152	29,116	9,963	30,564

	Actual at 31/12/2020	Budget at 31/12/2020	Variance at 31/12/2020	Actual at 31/12/2019
Church Electricity	1,310	2,000	690	-280
Church Water	159	180	21	172
Church Heating	2,176	3,800	1,624	3,472
	3,645	5,980	2,335	3,363
Hall Cleaning	2,040	2,880	840	2,695
Hall Insurance	3,618	3,688	70	3,597
Hall Maintenance	1,035	6,842	5,807	2,881
Hall Mowing	3,119	3,000	-119	3,142
Hall Rubbish Removal	474	484	9	484
Hall Cleaning Materials	113	545	432	0
Hall Caretaker	75	1,500	1,425	1,010
Hall Sundry Expenses	0	0	0	147
Hall Light Heat	3,919	6,100	2,181	5,121
Hall Water	313	0	-313	316
	14,706	25,038	10,333	19,392
Hollond Lodge Major Repairs	-	2,500	2,500	925
The Chase Major Repairs	5,478	1,500	-3,978	392
Church House Cottage Major Repairs	-	1,000	1,000	4,191
	5,478	5,000	-478	5,508
Other Expenditure				
Bank Charges	150	200	50	200
Harrow Deanery	0	100	100	0
	150	300	150	200
Expenditure Grand Total	<u>148,399</u>	<u>171,555</u>	<u>23,156</u>	<u>167,215</u>
Excess Income over Expenditure	8,786	320	8,466	14,452
Balance b/f 01/01/2020	2,355,154	-	-	-
Balance at 31/12/2020	<u>2,363,940</u>	<u>320</u>	<u>8,466</u>	<u>14,452</u>
Statement of Assets and Liabilities as at 31/12/2020				<u>2,363,940</u>
Cash				
Central Board of Finance Deposit Account		110,000		
Central Board of Finance Deposit Account (Mary Webb)		5,162		
Barclays Current Account		70,226		
Barclays Deposit Account		4,805	190,193	
Tangible Assets				
Properties		2,200,000		
Investments		988	2,200,988	
Liabilities (due within a year)				
Returnable Deposits (Stanmore Montessori)		-500		
Employee and Employers NICs		-187		
Deferred income (2021 Church House Bookings)		-356	(-1,043)	
Liabilities (after a year)				
Fund Raising/Organ		-20,113		
Legacy (M Webb, A Carey)		-6,085	(-26,198)	
Total funds of the church				<u>2,363,940</u>

ST JOHN THE EVANGELIST, GREAT STANMORE

Fund Statement of Change 31st December 2020

Fund	Brought Forward				Movement				Carried Forward			
	Unrestricted	Designated	Restricted	Endowment	Unrestricted	Designated	Restricted	Endowment	Unrestricted	Designated	Restricted	Endowment
CF Extra	-	2,400	-	-	-	(2,400)	-	-	-	-	-	-
M. Webb	-	-	12	-	-	-	-	-	-	-	12	-
Organ	-	-	-	-	-	-	-	-	-	(21,223)	-	-
Rectory	-	3,200	-	-	-	800	-	-	-	4,000	-	-
General	137,252	-	-	-	31,107	-	-	-	168,359	-	-	-
Property	-	2,200,000	-	-	-	-	-	-	-	2,200,000	-	-
Webergrav	-	-	-	120	-	-	-	-	-	-	-	120
Interest	-	11,036	1,134	-	-	373	129	-	-	11,409	1,263	-
Totals	137,252	2,216,636	1,146	120	31,107	(22,450)	129	-	168,359	2,194,186	1,275	120

ST JOHN THE EVANGELIST, GREAT STANMORE

Statement of Assets and Liabilities (by code) as at: 31st December 2020

Class and nominal code	General	Designated	Restricted	Endowment	Total	Last year
Fixed assets - Tangible assets						
6000000 : F/H Church House at Cost	—	1,000,000	—	—	1,000,000	1,000,000
6000001 : F/H St Johns House at Cost The Chase	—	600,000	—	—	600,000	600,000
6000017 : F/H Hollond Lodge at cost	—	275,000	—	—	275,000	275,000
6000018 : F/H Church House Cottage at cost	—	325,000	—	—	325,000	325,000
6000050 : Investments	868	—	—	—	868	463
6000051 : Investment Weber Grave	—	—	—	120	120	120
Total	868	2,200,000	—	120	2,200,988	2,200,988
Current assets - Cash at bank and in hand						
A1504 : Bank current account	110,415	(42,387)	2,198	—	70,226	67,189
A1505 : Bank deposit account	2,221	2,584	—	—	4,805	4,801
A1520 : CBF CofE deposit A/c	55,898	54,103	5,162	—	115,162	115,112
Total	168,534	14,299	7,360	—	190,193	187,102
Liabilities - Creditors: Amounts falling due after more than one year						
A1670 : Church Fund Raising/Organ	20,113	—	—	—	20,113	21,223
Total	20,113	—	—	—	20,113	21,223
Liabilities - Creditors: Amounts falling due in one year						
A1613 : Stanmore Montessori (deposit)	500	—	—	—	500	500
A1621 : NI Control	187	—	—	—	187	—
A1647 : Accruals	—	—	—	—	—	3,000
Total	687	—	—	—	687	3,500
Liabilities - Provision for liabilities after one year						
A1700 : M Webb Fund	—	—	5,102	—	5,102	5,102
A1701 : A Carey Fund	—	—	983	—	983	983
Total	—	—	6,085	—	6,085	6,085
Liabilities - Provision for liabilities and charges due within one year						
A1610 : Deferred Income	356	—	—	—	356	2,129
Total	356	—	—	—	356	2,129
Net total assets	168,359	2,194,186	1,275	120	2,363,940	2,355,154

Class and nominal code	General	Designated	Restricted	Endowment	Total	Last year
Represented by						
Unrestricted - General	168,359	—	—	—	168,359	137,252
Designated – CF Extra	—	—	—	—	—	2,400
Designated – Organ	—	(21,223)	—	—	(21,223)	—
Designated - Rectory	—	4,000	—	—	4,000	3,200
Designated - Property	—	2,200,000	—	—	2,200,000	2,200,000
Designated - Interest	—	11,409	—	—	11,409	11,036
Restricted - MWeb	—	—	12	—	12	12
Restricted - Interest	—	—	1,263	—	1,263	1,134
Endowment - Webergrav	—	—	—	120	120	120
Total	168,359	2,194,186	1,275	120	2,363,940	2,355,154

Independent Examiner's Report to the Trustees of The PCC of St John the Evangelist, Great Stanmore

I report on the accounts of the church for the year ended 31st December 2020 which are set out on pages A17 to A26

Respective responsibilities of trustees and examiner

The church's trustees are responsible for the preparation of the accounts. The PCC, as charity trustees, consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

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

Basis of independent examiner's statement

My examination was carried out in accordance with General Directions given by the Charity Commissioners.

An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statements below.

Independent examiner's statement

In the course of my examination, no matter has come to my attention which gives me reasonable cause to believe that in, any material respect, the trustees have not met the requirements to ensure that:

- proper accounting records are kept (in accordance with section 130 of the 2011 Act); and
- accounts are prepared which agree with the accounting records and comply with the accounting requirements of the 2011 Act; or

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

Signed 

Date 15th February 2021

**Derek Taylor-Mew FMAAT
Independent Examiner**

123 Park Lane, Harrow, Middlesex, HA2 8NN