

# The Annual Report of the Parochial Church Council of St Mary's Battersea 2022





Canon Simon Butler & Reverend Joe Moore

# Welcome to our 2022 Annual Report Introduction from Canon Simon Butler

It is my pleasure to present this Annual Report to the parishioners of St Mary's once more. This is my twelfth years as your Vicar and the parish remains in good heart and strength. The year has seen ongoing recovery from the pandemic, but in many ways this is taking longer than anyone might have anticipated. Numbers continue to slowly rise in attendance at public worship again, and we continue to see a healthy number of new people attend worship for the first time.

One effect of the pandemic is the change in people's priorities in life. One way that this was reflected at St Mary's in 2022 was the decision of a number of long-standing members to move away. Among these are two of our longest-standing members, Bob and Carole Cooles, who with some other church members of many years, are something of the 'glue' that has bound the church together in Christian fellowship. It was my privilege to present Bishop Christopher's *Lancelot Andrewes Medal* to Bob for his long-service to the Diocese as a member of the Diocesan Advisory Committee and work in the bellringing community.

We also said farewell to Reverend Aaron Kennedy in the summer of 2022, along with Grace, Gabe and Clem, and I was delighted to represent St Mary's in September at Aaron's Induction as Vicar of Otley in the Diocese of Leeds.

The parish shared with the rest of the nation in both the moment of Her Late Majesty's Platinum Jubilee celebrations in the Spring of 2022 and then, in September, joined with the whole world in mourning her death. We continue to pray for His Majesty the King as he prepares for his Coronation.

2022 also was a year in which the time for a sabbatical fell to me again and the parish was served well in that time, not just by our wonderful Assistant Priest Joe Moore, but also by the supportive encouragement of our fantastic church wardens, Stuart and Evalyn. The opportunity to rest, recover and to spend time in personal reflection and refreshment was much-needed, but I returned to St Mary's with plenty of energy and the great encouragement of discovering again that the church remained as warm, welcoming and supportive to both visitors and its clergy as I knew it to be. Having agreed to take on the role of Area Dean of Battersea in the autumn, I am committed to ensuring that the parish remains my top priority and that the bishop is aware of the Importance of ensuring that St Mary's is properly staffed for the future.

**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022  
FOR  
THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

Hartley Fowler LLP  
Chartered Accountants  
4th Floor Tuition House  
27-37 St George's Road  
Wimbledon  
London  
SW19 4EU

**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

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FOR THE YEAR ENDED 31 DECEMBER 2022**

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**THE PAROCHIAL CHURCH COUNCIL OF  
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**REFERENCE AND ADMINISTRATIVE DETAILS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**PCC (Trustees)**

The members of the Parochial Church Council below are also the trustees of the charity

The Revd Canon Simon Butler (Incumbent, Vicar and Chair)  
The Revd Aaron Kennedy (Associate Vicar) (stood down 24 September 2022)  
The Revd Joseph Moore (Assistant Curate) (appointed 24 January 2022)  
Ian Stuart McAlpine (Churchwarden)  
Leslie Spatt  
Edward Standring  
Richard Cross (Honorary Treasurer)  
Jenny Scott-Thompson  
Elizabeth Bradshaw  
Sheila Boothe (Churchwarden) (stood down 30 April 2022)  
Thelma Boateng (stood down 30 April 2022)  
Michelle Michael George Griffiths  
Jarrett Wilson  
Evalyn Lee (appointed Churchwarden from 30 April 2022)  
Peter Bacon  
Daniel Garrigan  
Susan Crace  
Gordon Stewart (appointed 30 April 2022)  
Charlotte Kirwan (appointed 30 April 2022)  
Joanna Sackey (appointed 30 April 2022)

**PRINCIPAL ADDRESS**

The Parish Office  
St Mary's Church Crypt  
Battersea Church Road  
London  
SW11 3NA

**REGISTERED CHARITY NUMBER** 1143469

**INDEPENDENT EXAMINER**

Hartley Fowler LLP  
Chartered Accountants  
4th Floor Tuition House  
27-37 St George's Road  
Wimbledon  
London  
SW19 4EU

**BOOKKEEPERS**

Warrener Stewart  
Chartered Accountants  
Harwood House  
43 Harwood Road  
London  
SW6 4QP

**BANKERS**

National Westminster Bank PLC  
66/68 St Johns Road  
Clapham Junction  
London  
SW11 1PB

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**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
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**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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The Parochial Church Council of the Ecclesiastical Parish of St Mary's Battersea (the 'Charity' or the 'PCC', as the context may require) presents its trustees report and the financial statements (together, the 'Annual Report') of the Charity for the year 1 January 2022 to 31 December 2022 (the 'Reporting Period').

The PCC (all of whom are de facto trustees) confirm that the Annual Report of the charity complies with the current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

The PCC confirms that the Charity has in the Reporting Period operated in accordance with its charitable objects and is a going concern.

Since the Charity qualifies as small under the Charities Act 2011, the Strategic Report required of large charities has been omitted. A commentary (see 'achievements and performance' below) has been provided by the Vicar, Incumbent, as Chair of the Charity.

**OBJECTIVES AND ACTIVITIES**

**Policies and Objectives**

The policies and objectives of the Charity are promoting in the ecclesiastical parish the whole mission of the Church of England, pastoral, evangelistic, social and ecumenical.

In setting objectives and planning for activities, the PCC has given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

**Strategies for Achieving Objectives**

The PCC of The Ecclesiastical Parish of St Mary's Battersea (the 'Parish'), has the responsibility for the Charity's co-operating with the Vicar, Canon Simon Butler, in promoting in the Parish the whole mission of the Church of England, pastoral, evangelistic, social and ecumenical.

The PCC operates through a number of Working Groups which meet in addition to the meetings of the PCC; Fabric & Property, Finance and Funding, Hospitality and Care, and Junior Church. The Working Groups report to the PCC. The PCC's Standing Committee, which is required by law, has the power to transact the business of the PCC between its meetings, subject to any directions given by the PCC. It comprises: the Vicar, the Churchwardens and Treasurer, and two other elected Members of the PCC, currently Edward Standring and Jenny Scott-Thompson. Members of the PCC are elected by the Annual Parochial Church Meeting (the 'APCM') in accordance with the Church Representation Rules.

**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**OBJECTIVES AND ACTIVITIES**

**Risk Management**

The PCC have examined the major strategic, business and operational risks which the charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks. The risk assessment is reviewed on an annual basis.

The primary areas of risk assessment are:

o Governance: Failure of good governance, including a lack of clear vision and strategy, would impede the church's capacity to fulfil its mission to the local community as well as to church members. The potential impact on membership numbers, as a result of such a failure, could then directly affect voluntary donations and the overall income stream of our church. Observing Church of England governance and robust collaborative leadership within the church itself will contribute to mitigating this risk.

o Finance: The primary source of income is from voluntary giving from the congregation. This is generated by regular teaching on giving, promoting of HMRC Gift Aid and other tax efficient giving, and communication to keep members aware of the financial state of their church and any needs arising. Members of the congregation are effectively stakeholders who directly benefit from any donations made so communication is key, and every effort is made to be transparent with the members. The Church of England provides a strong administrative structure to support if necessary.

o Safeguarding: The impact of a failure in Safeguarding would be detrimental to the individuals involved as well as the reputation of our church community as a whole. Robust processes and training of staff and volunteers are in place to prevent such an event.

o Health and Safety (H&S) and Buildings: Good H&S policies and procedures, combined with good care and maintenance routines, reduce risk of damage to personnel and property. In this regard, the PCC has at all times followed guidance and instruction by HM Government and the Diocesan Bishop.

o Insurance: The PCC holds and reviews annually the necessary insurances for general premises and operational risks, including as employer, and with the relevant public liability cover, through its 'Parish Plus' policy with Ecclesiastical Insurance Group.

o Additional Written Risk Assessments: In addition to general operational risk assessment, any one-off or new activity is the subject of an internal written risk assessment.

o Inspection: The Archdeacon of Wandsworth conducts an Annual Inspection of the Church and its Fabric, Goods & Ornaments and the Wardens are asked to provide a response to his annual Articles of Enquiry.

**Additional Objectives and Activities**

The PCC is committed to enabling as many people as possible to worship at our church and to use it in other ways. It hopes that those who do will become part of our church community. The PCC maintains an overview of worship and makes suggestions on how worship can involve as many groups as possible that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament.

When planning our activities during the year, the incumbent and the PCC have considered the Charity Commission's guidance on public benefit and the specific guidance on charities for the advancement of religion.

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**REPORT OF THE TRUSTEES  
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**OBJECTIVES AND ACTIVITIES (continued)**

The PCC has a 'Mission Action Plan' which is aimed at enabling as many ordinary people to live out their faith as part of our parish community, through:

o Worship and prayer; learning about the Christian faith; developing knowledge of and faith in Jesus Christ; this has included new approaches to online worship developed during the Covid-19 pandemic and, for the first time for many years, the church is open and accessible to the public every weekday and Sundays.

o Provision of pastoral care for people within the parish, whether they are Christians or not, or whether they attend church or not; 2022 has provided the congregation and the church with many opportunities to support their neighbours and local residents.

o Missionary and evangelistic work.

o Promoting the common good;

o Stewarding of the London Borough of Wandsworth's only Grade 1 Listed Church - and a building of historic significance - in this generation, for current and future use; 2020 saw the completion of a major redecoration and improvement project which enables the church to welcome more community groups. In 2022, St Mary's Churchyard continues as a focal point for people taking fresh air and exercise. The PCC works hard to improve the Churchyard in ways that make it even more welcoming.

o Ownership and maintenance responsibilities for two properties at Flat 2, Pritchard Court, Granfield Street, London SW11 3JQ and Flat 16 Winfield House, Vicarage Crescent, London SW11 3LN.

The PCC see these objects as being charitable activities for public benefit and confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

**ACHIEVEMENTS AND PERFORMANCE**

**Charitable activities**

The PCC has continued to undertake its business in an experimental governance arrangement during the past year. This has seen the full PCC meeting on fewer occasions, focusing on broader issues of vision, strategy and the implantation of the Mission Action Plan. At the same time, the Standing Committee met more frequently to undertake the more transactional elements of the PCC's duties, including financial management, property and fabric issues and the monitoring of pieces of work). This report reflects the division of these responsibilities.

**Mission Action Plan Implementation**

The PCC has a Mission Action Plan (MAP) based on the Five Marks of Mission of the Anglican Communion:

1. To proclaim the Good News of the Kingdom (Tell)
2. To teach, baptise and nurture new believers (Teach)
3. To respond to human need by loving service (Tend)
4. To transform unjust structures of society, to challenge violence of every kind and pursue peace and reconciliation (Transform)
5. To strive to safeguard the integrity of creation, and sustain and renew the life of the earth (Treasure)

The MAP (available at [ww.stmarysbattersea.org.uk/mission-action-plan-2020-2025/](http://ww.stmarysbattersea.org.uk/mission-action-plan-2020-2025/)) lays out in detail the PCC's plans to respond to these areas of mission.

In 2022 the PCC looked at three areas of the work of the MAP. Early in the year it explored the Tell Mark and the call we have as a church to proclaim the gospel. There was a recognition that faith sharing was an essential but challenging aspect of Christian discipleship and that further training and confidence building was necessary.



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**ACHIEVEMENTS AND PERFORMANCE (continued)**

**Mission Action Plan Implementation**

The PCC returned to the Tend/Teach Mark in a rich discussion of our ministry of welcome, inclusion and hospitality. It gave attention to ways it could improve its work in these fields, and in particular to develop and re-establish a culture of volunteering, which had diminished somewhat during and in the aftermath of the pandemic.

The PCC also gave some thought to its ongoing commitment to the fifth Mark of Mission and how to build on it obtaining the Eco Church Bronze Award in late 2021. The PCC were helped in this by Reverend Vanessa Elsdon, a local priest with a passion for climate justice. The PCC is aware of some major decisions that face it in the coming years, particularly with the anticipated need to replace the church boilers, which are approaching the end of their lives.

**Relational Culture and PCC Culture**

At its annual Half-Day Meeting in 2022, Reverend Aaron Kennedy led a discussion about the development of a greater relational culture in the life of St Mary's and the PCC was able to discuss how to bring some of the insights of Community Organising into the life of the church. Various practices and habits were explored and suggestions were made as to how best to incorporate those into both church meetings and PCC meetings.

**Commercial Opportunities**

The PCC had appointed Harry Panagos as Church Manager with a brief to explore commercial opportunities for income generation at St Mary's and these were considered at its meeting in February 2022. Although there were such opportunities to be experimented with and explored, the PCC recognised that it was through congregational giving that the bulk of its funds would be generated, alongside the existing relationship with Thomas's School (see below). The PCC was not yet convinced of the opportunities for income generation though churchyard trading, a matter that was further underlined by the very modest success of a Winter Fayre at the end of the year. The PCC noted the welcome arrival of Jazz Evenings, but the opportunity to generate income from these was minimal at this stage.

**Staffing**

The PCC was sorry to say goodbye to Reverend Aaron Kennedy, Associate Vicar, in July 2022 after four years in post to take up the role of Vicar of Otley in the Diocese of Leeds. It took the opportunity to begin an exploration of future staffing needs across the board - pastoral and administrative - but deferred any decisions on future staffing until after Canon Simon Butler returned from a planned sabbatical in late 2022. The PCC was notified that the funding of this post would not be continued by the anonymous donor who generously gave so much to support this work, but was extremely grateful for the way in which this work had been funded over recent years.

Harry Panagos continued in post as Church Manager to the end of 2022 and the PCC began the process of reviewing the post as the year ended, prior to the end of his fixed-term contract in March 2023. The PCC wishes to place on record its appreciation to Mr Panagos for his work both as Manager and as Secretary to the PCC.

The PCC continues to employ Mrs Katy Silverman as Director of Music and welcomed back Mr Evan Lawrence for a second year as Organ Scholar, along with a team of three Choral Scholars.

**Vicar's Sabbatical**

The PCC spent time establishing good processes to ensure continuity while the Vicar took a period of study leave from mid-September to the end of 2022. The PCC wishes to express its gratitude to Reverend Joe Moore, the Church Wardens and Mr Harry Panagos, Church Manager, for the additional duties they undertook during this period.

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**ACHIEVEMENTS AND PERFORMANCE (continued)**

**Safeguarding**

Members of the PCC remain up to date in their safeguarding training and the PCC is well served by Mrs Debbie Apostolides, Parish Safeguarding Officer. Several safeguarding concerns were addressed during the year, and the PCC is grateful for the advice and support it has received from the Diocesan Safeguarding Team.

The PCC were notified during the early part of 2022 that Thomas's Kindergarten had been given an Inadequate assessment by the Office for Standards in Education (OFSTED) owing to safeguarding concerns relating to access to the Crypt by members of St Mary's and users of the Crypt toilet by members of the public during Kindergarten Hours (e.g. during funerals). The PCC and Thomas's took this opportunity to review the safeguarding arrangements that had been in place for many years and to replace them with ones that would satisfy the OFSTED Inspectors' contemporary compliance requirements. From September 2022 named individuals (clergy and Church Manager) are now vetted by Thomas's Schools Foundation as well as having their own Enhanced Disclosure and Barring Service Certificates. The new arrangements included the provision of toilet facilities in the church (see below). A return visit of OFSTED in early September 2022 saw the School be given the green light to continue to operate and the PCC is grateful to Thomas's for the way in which it engaged in partnership to achieve a mutually-beneficial outcome. The opportunity was also taken to review the use of various spaces in the Crypt and to negotiate a new termly hiring charge.

**Fabric Matters**

The Vicar and Churchwardens continue to exercise their responsibilities as custodians of the church's fabric and a number of areas of work were undertaken during the year. The condition of the church remains good and was reported as such in the Quinquennial Inspection undertaken by its Inspecting Architect in April 2022. Minor repairs and improvements were identified and are being implemented.

The PCC negotiated with Thomas's the installation of a new toilet facility in the old flower cupboard off the south steps into Church, which was paid for and undertaken by Thomas's staff. The PCC was grateful to Mr Tobyn Thomas for agreeing to this on behalf of the School. The work was completed in the summer of 2022 after a Faculty had been granted and the toilet is a welcome addition to the fabric of the building. Thomas's also undertook a redecoration of the Crypt during the summer holiday period prior to the September term commencing.

The PCC also continued to work at improving access to the building following the 2021 Disability Access Audit. A Faculty was obtained to install handholds and banister knobs to assist those with disabilities and mobility challenges to gain access more easily to the chancel and sanctuary. The PCC decided to delay the planned repairs and improvements to the portico, as the costs proved to be steep and prohibitive. It plans to have the portico redecorated and some issues with water ingress at the south-west corner repaired in 2023.

A Faculty was also obtained to dispose of historic minute books belonging to the Borough PCC and the precursor of the Parochial Church PCC.

The Church floor also received a second seal after the refurbishment project in 2019.

The PCC remains grateful to Mrs Sue Lucas and Mrs Roz Massouras for their sterling work at caring for and looking after the Churchyard. A new dustbin storage area has been a great success and there has been ongoing maintenance throughout the space. These have included some improvements to the Thomas's Kindergarten play area and a thorough investigation of drainage issues on the north side of the churchyard, in an attempt to mitigate the risk of flooding in the Crypt.

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**ACHIEVEMENTS AND PERFORMANCE (continued)**

The PCC was notified of the retirement of its long-standing Inspecting Architect, Mr Alan Pates, in the summer of 2022. The Vicar and Wardens began the process of appointing a new Inspecting Architect, and identified a preferred candidate. Because the candidate is not yet on the Diocesan Advisory Committee's list of approved architects, it proved necessary for an additional diocesan appointment process to be undertaken, which remains ongoing at the end of the year. The PCC wishes to place on record its deep appreciation of the service of Mr Pates over many years.

The matter of St Mary's Moorings rumbles on. Following the Port of London Authority's victory in the High Court, the owner of Landrail was granted Leave to Appeal and the Court of Appeal heard and dismissed the Appeal in the autumn of 2022. At the year end, the Port of London Authority were beginning the process of seeking to remove the vessel. The PCC began exploring revised costings and business case in the autumn of 2022 and a report was expected to be ready for January 2023.

One matter that remains as yet incomplete is the installation of a proper fixed Audio Visual system in the Church, building on the modest live-streaming facility we currently possess. This matter will be taken forward in the coming months.

**Property**

The PCC owns two properties, 2 Pritchard Court, Granville Street, SW11 and 16 Winfield House, Vicarage Crescent, SW11. Both are let out to tenants. It has been necessary to undertake an unexpectedly large amount of maintenance at 16 Winfield House since it was purchased which has meant that the return expected on property income has not been as substantial as expected. We await the payment of an insurance claim against the owner of an adjacent property following a significant water leak. Both properties are let at market rate and managed by the Parish Office.

The PCC also was tenant on the property 15 Heathfield Road, SW15, which housed Reverend Aaron Kennedy and his family. The tenancy ended at the end of August 2022 and there remains an unreturned deposit which the PCC is pursuing through the Small Claims Court.

The PCC has been pleased to continue its partnership with the youth charity Regenerate, whose orange coffee cart is a permanent and welcome sight in the Churchyard, serving great coffee ("the best flat white in the area" according to a recent visitor, one Gordon Ramsay) and providing vulnerable young people with an opportunity to gain career skills and confidence.

**Finance & Stewardship**

The PCC reports on the financial aspects of its work elsewhere in this report. The PCC was pleased to be able to increase its pledge to the Diocesan Parish Support Fund to £110,000. This funds the ministry of our vicar and contributes - as a richer, larger church - to providing clergy in poorer, smaller parishes.

The PCC has also become more aware that its outgoings are not currently matched by its income and intends to give this matter greater attention in 2023. This is in part due to the unrealised decline in value arising in our securities investments as a result of economic and geopolitical turbulence, but the departure of a number of generous givers in 2023 has not been matched by equal levels of giving by those new to the church or who have not yet become regular givers. At the same time, the PCC has begun to look at ways of reducing expenditure. The departure of the Associate Vicar means a significant reduction in expenditure and the re-negotiation of the hiring charges for the Crypt by Thomas's Kindergarten has made a difference to the level of deficit income, but the PCC is concerned that it will need to further review its giving priorities - including that pledged to the Diocesan Parish Support Fund.

**Church Life & the Pandemic**

More generally the PCC has been pleased to see the slow recovery of numbers attending church across the year. There is no doubt that the Covid-19 pandemic has had a major disruptive effect on the life of many churches and St Mary's is not immune. Numbers attending worship have remained lower than prior to the lockdowns and the level of commitment to parish activities has been similarly diminished. Nevertheless, the PCC remains hopeful and positive and has been encouraged by the regular arrival of new church members from across the age range, nationalities, and representing the full diversity of the neighbourhood. The PCC notes the wish it expressed in 2021 to conduct parish life at a gentler pace and is satisfied that this has been its experience in 2022.

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**ACHIEVEMENTS AND PERFORMANCE (continued)**

**Church Life & the Pandemic (continued)**

Worship has continued to be offered across a range of styles and traditions on a Sunday and across the week and numbers attending the 8.30am and 9.30am monthly Family@Church service continue to grow while the numbers attending 11am remain steady. The PCC has continued to fund the work of St Mary's Choir and the wider musical life of the church and our choir continues to attract new members, and is particularly strong at attracting younger adults to join.

The PCC also saw an uptick in occasional offices - especially baptisms and weddings - in 2022, as families and couples began to be able to plan these major life events with greater confidence after all the disruption of lockdowns and Government restrictions.

The PCC also noted with sadness the departure of the Tower Captain, Mr Bob Cooles (along with his wife Carole) to move nearer his family in the Guildford area. The PCC owes Mr Cooles an enormous debt of gratitude for many years of service in multiple roles - including Parochial Church Council member, Church Warden, Fabric Officer, and informal legal advisor - as well as his service in the Tower. The PCC was pleased to hear that Mrs Caroline Prescott is to succeed him in the Tower.

**FINANCIAL REVIEW**

**Financial position**

As shown in the Statement of Financial Activities the net assets held by the PCC fell by £244,159 in 2022 (10.7%). This was primarily due to a fall in the value of the investments held as marketable securities as discussed below but there was also a deficit on operating activities of £92,766.

**Investment policy and objectives**

The PCC's securities portfolio, its asset allocation and consequently its investment-risk-appetite and off-risk liquidity is delegated to the management of the Funding and Finance Working Group, acting under the PCC's authority.

Starting from a highly invested position in global large-capitalisation public equities following the Morgan Stanley World Index ('MSCI') benchmark (majority hedged into Sterling), highly profitable in 2020-2021, a process of profit-taking was begun in third quarter 2021 in anticipation of increased inflation-related headwinds.

Ahead of the 2022 Ukraine invasion a further disinvestment was considered, but only actioned in April. This lost some opportunity to take profits, but a substantial cash gain was realised. The residual MSCI position (representing 1/4 of its prior size) was estimated to represent a potential 5pct unrealised loss to PCC net assets in the event of a further 20% hypothetical market decline.

Through the balance of 2022, accelerating inflation due to post-Covid supply chain and labour adjustments and to energy supply shocks resulting from Russia's Ukraine war led to our residual MSCI position, in the event, posting unrealised losses of approximately 3% of PCC net assets (before some recovery in the early part of 2023 despite volatility from the banking sector).

At the end of June 2022, faced with an overweight cash allocation (largely unremunerated) and rapidly rising inflation, it was decided to invest £500k from our cash surplus in a Savills 'common fund' ('The Charities Property Fund') in anticipation of earning a modest sustainable return from investment-grade UK commercial property, potentially keeping pace with inflation and consistent with our risk budget of 5% of PCC net assets. This re-investment incurred the turbulence prompted by accelerating global interest rate rises (in response to inflation) and the UK Truss/Kwarteng 'mini-budget', which saw UK government bond values plummet and consequent large sale moves of commercial property by institutional owners facing solvency pressures. The commercial property market stabilised following the Bank of England's strategy of interest rate rises and emergency support through wholesale purchases in the UK government bond markets, but thereby the PCC's position in commercial property at year-end posted an unrealised loss approximating 2% of PCC net assets.

In combination, both portfolio positions led by events to the budgeted 5% unrealised loss tolerance occurring, but as noted above have since 31 December 2022 both stabilised and, in respect of the MSCI position, shown some improvement. Consequently no new change in the asset allocation has been made, post balance-sheet date, and none is contemplated other than may be required to meet any increased drawings to fund one-off projects under consideration for the future.

**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**REPORT OF THE TRUSTEES  
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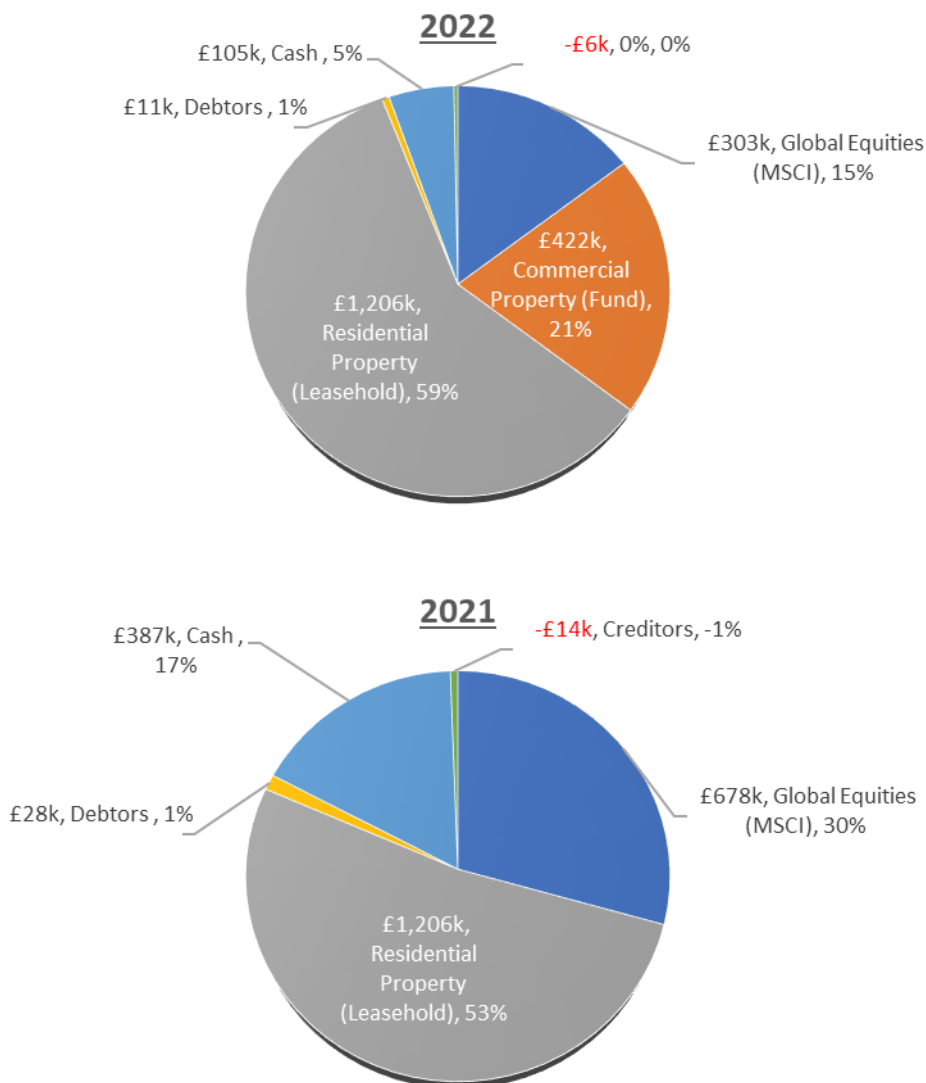
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**FINANCIAL REVIEW (continued)**

**Reserves policy**

The Charity maintains sufficient reserves to meet its forward operational costs and to enable it to react swiftly to opportunities to further its charitable aims.

**Asset Allocation -Year on Year Comparison 2022 v 2021**



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**FINANCIAL REVIEW (continued)**

**Going concern**

After making appropriate enquiries, the PCC has a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, the PCC continues to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies

**Energy costs**

The PCC has benefited during the Reporting Period from majority fixed rate contracts for gas and electricity entered into in the past. Consequently the global energy price crisis has not had an effect on our utilities expenses year on year. These fixed rate contracts expire in November 2023 and the PCC is considering the best utilities strategy for the future. Variable rates currently would be a significant multiple cost above our current rates, but the PCC is keeping an open mind in view of market prices currently trending down from recent highs.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Constitution**

The Parochial Church Council (PCC) is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure (1956) (as amended) and the Church Representation Rules 2020. The PCC is a registered charity, number 1143469.

**Recruitment and appointment of new trustees**

The management of the Charity is the responsibility of the PCC (as trustees), whose composition is elected and co opted under the terms of the Measure and Rules.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 28 March 2023 and signed on its behalf by:

Reverend Canon Simon Butler – Vicar and Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

---

**Independent examiner's report to the trustees of The Parochial Church Council of the Ecclesiastical Parish of St Mary's Battersea**

I report to the charity trustees on my examination of the accounts of The Parochial Church Council of the Ecclesiastical Parish of St Mary's Battersea (the Charity) for the year ended 31 December 2022.

**Responsibilities and basis of report**

As the trustees of the Charity 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 applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

**Independent examiner's statement**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ICAEW which is one of the listed bodies.

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.

Jonathan Askew FCA  
ICAEW  
Hartley Fowler LLP  
Chartered Accountants  
4th Floor Tuition House  
27-37 St George's Road  
Wimbledon  
London  
SW19 4EU

Date: .....

**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Notes	2022 Total funds £	2021 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies		181,782	194,804
<b>Charitable activities</b>			
Income from church activities		13,551	24,020
Rents, licences and related income	2	<u>70,298</u>	<u>76,748</u>
<b>Total</b>		<u>265,631</u>	<u>295,572</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Central Internal (Office & Admin) Outlay		52,824	54,633
Central Other (Contracted In) Outlay		69,943	62,851
Ministry Expenses		178,166	199,651
Music		33,178	31,016
Capital Expenditure		19,161	10,129
Wedding & Funeral		<u>5,125</u>	<u>6,253</u>
<b>Total</b>		<u>358,397</u>	<u>364,533</u>
Net gains/(losses) on investments		<u>(151,393)</u>	<u>140,100</u>
<b>NET INCOME/(EXPENDITURE)</b>		(244,159)	71,139
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		<u>2,284,417</u>	<u>2,213,278</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>2,040,258</u></u>	<u><u>2,284,417</u></u>

**CONTINUING OPERATIONS**

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes form part of these financial statements



**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**BALANCE SHEET  
31 DECEMBER 2022**

	Notes	2022 Total funds £	2021 Total funds £
<b>FIXED ASSETS</b>			
<b>Investments in marketable securities</b>			
Investments in marketable securities	5	724,436	677,734
Investment property	6	<u>1,205,500</u>	<u>1,205,500</u>
		1,929,936	1,883,234
<b>CURRENT ASSETS</b>			
Debtors	7	11,446	27,868
Cash at bank	8	<u>105,297</u>	<u>386,937</u>
		116,743	414,805
<b>CREDITORS</b>			
Amounts falling due within one year	9	(6,421)	(13,622)
		<u>110,322</u>	<u>401,183</u>
<b>NET CURRENT ASSETS</b>			
		<u>110,322</u>	<u>401,183</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>2,040,258</u>	<u>2,284,417</u>
<b>NET ASSETS</b>			
		<u>2,040,258</u>	<u>2,284,417</u>
<b>FUNDS</b>			
Unrestricted funds	10	<u>2,040,258</u>	<u>2,284,417</u>
<b>TOTAL FUNDS</b>			
		<u>2,040,258</u>	<u>2,284,417</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 28 March 2023 and were signed on its behalf by:

Reverend Canon Simon Butler – Vicar and Chair

Richard Cross - Treasurer

The notes form part of these financial statements

**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the Charities SORP (FRS 102) Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

These financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

**Financial reporting standard 102 - reduced disclosure exemptions**

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

**Going concern**

The financial statements have been prepared on the assumption that the PCC is able to continue as a going concern, which the trustees consider appropriate having regard to the current level of unrestricted reserves, the financial position, future plans and the expected level of income and expenditure 12 months from authorising these financial statements. The PCC considers that there are no material uncertainties about the charity's ability to continue as a going concern.

**Income**

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the Charity has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will not be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the Charity, can be reliably measured.

Grants are included in the Statement of Financial Activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

**Government grants**

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of Financial Activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of Financial Activities as the related expenditure is incurred. In the Reporting Period the Government Grants to the Charity have been VAT recovery under the Listed Places of Worship Grant Scheme (reimbursing VAT on eligible renovations expenses) and Gift Aid (reclamation of basic rate income tax on donations by registered donors subject to UK income tax).

**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**1. ACCOUNTING POLICIES - continued**

**Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support cost.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

These are investments in real property which are let to generate income for the church and are shown at the most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

**Taxation**

Non trading charitable income falls outside of the scope of the Income and Corporation Taxes Acts (ICTA) and hence is not liable to corporation tax. Primary purpose trading income and other trading income (within certain limits) are not normally liable to corporation tax where these have been applied in accordance with the charitable objects.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Debtors**

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**Marketable securities**

Liquid marketable securities (traded on a public market or redeemable from open-ended schemes, by right and on notice) are held for investment purposes in line with HMRC guidelines for charities and are tax-exempt (provided applied in keeping with the Charity's charitable objects). The PCC values them at their most recent current quoted marked-to-market valuation at the daily close of business of the relevant market or exchange (while liquid, else on normally accepted prudent valuations, which shall include independent customary expert valuation by a relevant professional organisation member such as RICS), and records their total return (including realised and unrealised price changes and income thereon paid or accrued) as income gains or losses, as the case may be.

**Cash at bank and in hand**

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account (including non-bank deposit pooled investments and cash in broker or custody accounts).

**Foreign currency**

**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**1. ACCOUNTING POLICIES - continued**

**Debtors**

The PCC's accounts do not contain direct exposures to foreign currencies. Its investments in marketable securities may contain indirect exposure to foreign currencies, which exposure the PCC expects to have hedged into Sterling by confining itself (unless noted in these accounts) to Sterling-denominated assets wherein underlying foreign currency exposures have been principally hedged into Sterling.

**Liabilities and provisions**

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

**Irrecoverable VAT**

The PCC is not VAT registered and is unable to claim VAT relief. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

**Financial instruments**

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

**Fund accounting**

General funds are unrestricted funds which are available for use at the discretion of the PCC in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the PCC for particular purposes, but are not segregated or restricted and do form part of general funds.

Restricted Funds (which are funds restricted and safeguarded under contract of deed of trust to a single purpose distinct from general funds) it is the Charity's current policy not to have, and which, in the Reporting Period, it did not have. Accordingly, 'total funds' columns in these Financial Statements comprise only general funds.

**2. RENTS, LICENCES AND RELATED INCOME**

	2022	2021
	£	£
Rents received	69,932	76,228
Deposit account interest	<u>366</u>	<u>520</u>
	<u>70,298</u>	<u>76,748</u>

**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**3. TRUSTEES' REMUNERATION AND BENEFITS**

During the Reporting Period the Charity received the services of three clergy, trustees of the Charity, whose remuneration and benefits therefor were at normal scales and rules for the Diocese of Southwark and were borne either directly by the Charity or indirectly via the Diocese (with the latter being met by agreed contributions of the Charity to Diocesan funds). None of the trustees of the charity received any remuneration for their services as trustees of the charity.

**Trustees' expenses**

During the Reporting Period the Charity received the services of three clergy, trustees of the Charity, whose entitlement to expenses therefor has been at scales within rules applicable. None of the trustees received reimbursement for expenses connected with their roles as trustees of the charity.

**4. STAFF COSTS**

The average monthly number of employees during the year was as follows:

	2022	2021
Parish Manager	1	1
Director of Music	<u>1</u>	<u>1</u>
	<u>2</u>	<u>2</u>

No employees received emoluments in excess of £60,000.

**5. FIXED ASSET INVESTMENTS**

	Listed investments £
<b>MARKET VALUE</b>	
At 1 January 2022	677,734
Additions	500,000
Disposals	(292,106)
Revaluations	<u>(161,192)</u>
At 31 December 2022	<u>724,436</u>
<b>NET BOOK VALUE</b>	
At 31 December 2022	<u>724,436</u>
At 31 December 2021	<u>677,734</u>

Investments were held and managed by Standard Life and the Charities Property fund.

Investments were held in a variety of marketable securities both in the UK and abroad.

**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**6. INVESTMENT PROPERTY**

	£
<b>FAIR VALUE</b>	
At 1 January 2022	
and 31 December 2022	<u>1,205,500</u>
<b>NET BOOK VALUE</b>	
At 31 December 2022	<u>1,205,500</u>
At 31 December 2021	<u>1,205,500</u>

Real property investments are valued consistently with one another, which will usually result in their being valued at or in relation to a most recent historic transaction in real property of a like nature by the PCC. Such 'historic' valuations of real property will usually be held until a new property transaction by us prompts review of relative valuations or every five years. The last revaluation (shown as a reserve in the balance sheet) was for Pritchard Court, in December, 2020, conformed on rental comparisons to the then newly acquired Winfield House.

**7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022	2021
	£	£
Trade debtors	661	952
Other debtors	-	1,162
Prepayments and accrued income	<u>10,785</u>	<u>25,754</u>
	<u>11,446</u>	<u>27,868</u>

**8. CASH AT BANK**

	2022	2021
	Total	Total
	funds	funds
	£	£
Cash at bank	39,514	69,770
Liquid funds held by investment managers	<u>65,783</u>	<u>317,167</u>
Total	<u>105,297</u>	<u>386,937</u>

**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Other creditors	<u>6,421</u>	<u>13,622</u>

**10. MOVEMENT IN FUNDS**

	At 1/1/22 £	Net movement in funds £	At 31/12/22 £
<b>Unrestricted funds</b>			
General funds	2,284,417	(244,159)	2,040,258
<b>TOTAL FUNDS</b>	<u>2,284,417</u>	<u>(244,159)</u>	<u>2,040,258</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses on investments £	Movement in funds £
<b>Unrestricted funds</b>				
General funds	265,631	(358,397)	(151,393)	(244,159)
<b>TOTAL FUNDS</b>	<u>265,631</u>	<u>(358,397)</u>	<u>(151,393)</u>	<u>(244,159)</u>

**Comparatives for movement in funds**

	At 1/1/21 £	Net movement in funds £	At 31/12/21 £
<b>Unrestricted funds</b>			
General funds	2,213,278	71,139	2,284,417
<b>TOTAL FUNDS</b>	<u>2,213,278</u>	<u>71,139</u>	<u>2,284,417</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses on Investments £	Movement in funds £
<b>Unrestricted funds</b>				
General funds	295,572	(364,533)	140,100	71,139
<b>TOTAL FUNDS</b>	<u>295,572</u>	<u>(364,533)</u>	<u>140,100</u>	<u>71,139</u>

**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**11. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2022.



**THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF  
ST MARY'S BATTERSEA**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2022**

	2022 £	2021 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Donations	122,701	108,072
Gift aid	21,581	36,732
Legacies	<u>37,500</u>	<u>50,000</u>
	181,782	194,804
<b>Rents, licences and related income</b>		
Rents received	69,932	76,228
Deposit account interest	<u>366</u>	<u>520</u>
	70,298	76,748
<b>Charitable activities</b>		
Income from church activities	<u>13,551</u>	<u>24,020</u>
<b>Total incoming resources</b>	265,631	295,572
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Wages	41,700	35,434
Diocesan Fund Contribution	105,000	100,500
Mission and Outreach	11,840	6,425
Music Costs	24,646	26,274
Events	12,572	11,022
Wedding & Funeral Costs	5,125	6,253
Repairs & Renewals	19,830	11,471
Utilities and premises expense	21,962	26,586
Admin & Other Expenses	31,392	24,955
Bookkeeping	10,599	13,379
Printing, Postage & Stationery	6,170	7,260
Associate Vicar	59,043	88,874
Insurance	<u>5,818</u>	<u>6,100</u>
	355,697	364,533
<b>Support costs</b>		
<b>Governance costs</b>		
Independent Exam	1,800	-
Other Accountancy Costs	<u>900</u>	<u>-</u>
	<u>2,700</u>	<u>-</u>
Total resources expended	<u>358,397</u>	<u>364,533</u>
<b>Net expenditure</b>	<u>(92,766)</u>	<u>(68,961)</u>

This page does not form part of the statutory financial statements

**THE ANNUAL VESTRY MEETING AND PAROCHIAL CHURCH MEETING 2023**

**AGENDA**

**THE ANNUAL VESTRY MEETING AND PAROCHIAL CHURCH MEETING 2023**

**AGENDA**

***The Meeting will be held on Sunday 23<sup>rd</sup> April 2023 after the Parish Eucharist.***

**The Annual Vestry Meeting**

- 1. Apologies for Absence**
- 2. Minutes of the Meeting held on 24<sup>th</sup> April 2022 & Matters Arising.**
- 3. Election of People's Warden**
- 4. Nomination of Vicar's Warden**
- 5. Any Other Business**

**The Annual Parochial Church Meeting**

- 1. Apologies for Absence**
- 2. Minutes of the Meeting held on 24<sup>th</sup> April 2024 & Matters Arising.**
- 3. Election of up to Four Members of Battersea Deanery Synod**
- 4. Election of One Member of the Parochial Church Council**
- 5. Annual Report of the Parochial Church Council 2022.**
- 6. Financial Statements for the Year Ending 31st December 2022.**
- 7. Appointment of Independent Examiner 2023**
- 8. Church Wardens' Report on Fabric, Goods & Ornaments of the Church**
- 9. Report of the Battersea Deanery Synod 2022.**
- 10. Electoral Roll Officer's Report**
- 11. Proposal on PCC Membership and Governance from the Parochial Church Council**
- 12. Matters Raised by Parishioners:** Parishioners are invited to raise any matter of concern or interest that they would like the Parochial Church Council to consider.

**MINUTES OF THE ANNUAL VESTRY MEETING AND PAROCHIAL CHURCH  
MEETING OF ST. MARY'S BATTERSEA  
SUNDAY 24<sup>th</sup> April 20 AT 12.30 P.M**

**Present:** The Vicar, The Reverend Aaron Kennedy, The Reverend Joe Moore and  
36 Members of the PCC and Parish Church/

**Apologies:** Mr Stuart McAlpine, People's Warden

<b>The Annual Vestry Meeting</b>	
<b>1.</b>	<b>The Minutes of the Annual Vestry Meeting 2021</b> were received and approved.
<b>2.</b>	<b>Election of People's Warden</b> Stuart McAlpine was duly nominated and elected.
<b>3.</b>	<b>Appointment of Vicar's Warden</b> The Vicar nominated Evalyn Lee to this post to acclaim from the meeting.  The Vicar proposed a vote of thanks to Sheila Boothe after three year's service in this role. Particular appreciation was expressed for Sheila's role during the pandemic. The meeting wished her well as she settles into her new home in South Norwood.
<b>4.</b>	<i>There being no other business, the meeting closed at 12.35pm</i>

**The Minutes of the Annual  
Parochial Church Meeting 2022**

<b>The Annual Parochial Church Meeting</b>	
<b>1.</b>	<b>The Minutes of the Annual Parochial Church Meeting 2021</b> were received and approved.
<b>2.</b>	<b>Matters Arising</b> Item 11: Sarah Bryant asked about handrails for the infirm to aid access to the chancel and sanctuary. The Vicar responded that a Faculty process to install these aids was in progress and a consultation period would be provided in due course.
<b>3.</b>	<b>Elections to Battersea Deanery Synod</b> Charlotte Kirwan asked to be nominated from the floor. She was proposed by Sue Whitley, second by Cynthia Newman and duly elected.
<b>4.</b>	<b>Elections to the Parochial Church Council</b> Gordon Stewart had been nominated by Stuart McAlpine and Leslie Spatt. He was elected. SB informed the meeting of his concern that there were now no members from UK Minority Ethnic or Global Majority Heritage communities on the PCC. He suggested that the new PCC consider appointing two members to the vacant places rather than electing from the floor. This was agreed.

5.	<p><b>Annual Report of the Business of the Parochial Church Council 2021</b> The meeting received and approved the report without further comment.</p>
6.	<p><b>The Financial Statements of the Parochial Church Council 2021</b> Richard Cross spoke to the report indicating an apparent surplus of £70k, but noting that this is entirely due to positive investment outcomes. There is a structural deficit of about £70k that needs to be addressed. Future returns from the market were distinctly unpredictable.</p> <p>A welcome but modest rise in giving was noted, but there remained a significant drop in giving over time. In response to a question from Denis Doble Richard confirmed that there is no significant bank interest.</p> <p>Although expenditure levels were declining, the recent spike in utility costs would have a significant effect on our costs which need to be born down on.</p> <p>The meeting thanked Richard for his presentation and the Financial Statements were approved.</p>
7.	<p><b>Appointment of Independent Examiner 2022</b> The Funding and Finance Working Group had received representations that, after many years of service from our current Independent Examiner, Mr Michael Bailey, it was probably time for a fresh set of eyes to look over our accounts. Given this was a late development, the meeting agreed not to appoint an Examiner at this meeting but to ask the PCC to take forward the appointment of a new person.</p>
8.	<p><b>Churchwardens' Report on Fabric, Goods and Ornaments</b> This report was received without comment or debate.</p> <p>It was noted that a project was in hand to explore the installation of a toilet in the flower cupboard on the south stairs, funded by Thomas's Battersea, as a result of some changes in safeguarding rules that mean members of the public cannot gain access to the church toilets during kindergarten hours. This matter would be subject to Faculty and due consultation in due course.</p>
9.	<p><b>Report of the Proceedings of the Battersea Deanery Synod</b> This report was received without comment or debate.</p>
10.	<p><b>Electoral Roll Officer's Report</b> This report was received without comment or debate.</p>
11.	<p><b>Matter raised by Parishioners</b> <i>Charlotte Kirwan</i> requested that high visibility nosings be left on the north and south staircases to aid those with impaired vision. <i>Sarah Macnab</i> requested that the names and details of PCC members be published in an accessible way so that members of the church can be more aware of who is serving in these roles. This was agreed. <i>Hallam Murray</i> thanked the Vicar for his tireless dedication and hard work.</p>
	<p>The Vicar closed the meeting in prayer at 1305.</p>

### **The Churchwardens' Report on Fabric, Goods & Ornaments**

2022 saw the completion of a number of Fabric driven projects, aimed primarily at accessibility. The PCC remains mindful of the fact that our beautiful building needs to be freely accessible to all and that, given its age and design, this objective is of paramount concern. These and other fabric related improvements are reported on in the main section of the Annual Report in the Achievements & Performance section.

The Quinquennial Inspection took place in April 2022 and the Inspecting Architects' Report concluded that the overall condition of the Church building is good. Minor repairs and improvements were identified and are being implemented.

The PCC remains grateful to Sue Lucas and Roz Massouras for their dedicated and caring work in the Churchyard. A new dustbin storage area has worked well and there has been helpful and fairly extensive maintenance across the entire space. This has included improvements to the Thomas's Kindergarten play area and a thorough investigation of drainage issues to the north side of the churchyard in an attempt to mitigate the flood risk to the crypt.

The PCC's grateful thanks are recorded to all those who care for the Fabric of St Mary's and its surrounding churchyard.

The Goods and Ornaments of the Church remain unchanged and we look forward to the Area Dean's inspection which, at the time of writing, is imminent.

Stuart McAlpine & Evalyn Lee (Church Wardens)

### **Electoral Roll Officer's Report**

The Electoral Roll presented to the Annual Meeting in 2022 stands 182. 21 new members were added and 11 were removed.

**Felicity Brindle**, Acting Electoral Roll Officer

### **Report of the Business of Battersea Deanery Synod 2022**

The Battersea Deanery Synod, which includes the nine Church of England parishes in our local area, met three times this year. St Mary's was represented by all our clergy, and lay representatives Leslie Spatt (Diocesan Synod), Libby Bradshaw, Michelle Griffiths, Jenny Scott-Thompson and Charlotte Kirwan.

The first meeting of the year was the traditional Garden Party in July, this year held at Christchurch School, one of the two Church of England schools in the deanery area. The school partnered with Wandsworth Citizens to talk about learning outside the classroom, and food was provided by the local charity Waste Not Want Not.

The second meeting was in October at St Peter's, and included follow-up discussion about Eco Church after last year's meeting about the environment. There was also a proposal to ask Southwark Diocese to make more ethical investments which was discussed in detail. The vote passed and the motion was taken on to Diocesan Synod for them to debate and vote.

In January, our own vicar Simon was commissioned as Area Dean, following on from Rev Richard Taylor.

The third meeting was in March, and was about partnerships. We discovered how many of the churches in our area work together with other local charities and groups such as Katherine Low Settlement, Glass Door night shelter, Wandsworth Foodbank and more. Each church shared in more detail about local links such as ours with Meadbank care home and many other organisations.

In March there was also a welcome service for the new Area Bishop of Kingston, which includes Battersea Deanery. Bishop Martin is taking over from Bishop Richard, who retired last year. Bishop Martin previously worked as Chaplain to the Bishop of Bristol, and has a background in academia. He will be strengthening links with our partner dioceses in Zimbabwe and Jerusalem, and getting to know the area over the next few months. The service was held in St George's church near Battersea Power Station.

Our deanery group Battersea Welcomes Refugees continues to support 4 Syrian families and this year has welcomed 2 Afghan families.

If you would like to propose anything to be discussed at Deanery Synod, please speak to one of your elected representatives (Libby, Michelle, Jenny and Charlotte), or speak to Leslie for Diocesan Synod. It's a great way to build local links and learn from other churches nearby.

Jenny Scott-Thompson