

The Parochial Church Council of the Ecclesiastical Parish of St James

West Streatham Southwark

Charity No. 1133859

Annual Report and Accounts

Year Ended 31st December 2017

Incumbent:

Revd. Rob. Powell

Bank:

Barclays Bank Plc
Wimbledon Business Centre
8 Alexandra Road
Wimbledon
London SW19

Independent Examiner:

Leroy Reid & Co
Chartered and Certified Accountants
299 Northborough Road
Norbury
London SW16

Location:

The Church is located at the corner of
Mitcham Lane and Welham Road
Streatham
London SW 16

Our Mission

At

St. James.

All of Life for Christ

Empowering

ordinary people to live extraordinary lives

by

Enabling

people to come to know Jesus as Saviour

and

Equipping

people to live for Jesus as Lord

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Trustees Annual Report (Parochial Church Council) for the year ended 31st December 2017

The Trustees present their annual report and accounts for the year ended 31st December 2017.

The Parochial Church Council of the Ecclesiastical Parish of St James West Streatham Southwark is a registered Charity No. 1133859

Objectives:

St. James' PCC has the responsibility of co-operating with the incumbent, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social and ecumenical. It also has the maintenance responsibilities for the Church Hall complex located in Welham Road and the Curate's house at 171 Mitcham Lane, Streatham.

Parochial Church Council Members:

Trustees (Members of the PCC) are elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules including co-opted and ex-officio members.

Ex Officio:

Revd. Rob Powell	Team Rector	Chairman,
Revd. Johan Allen	Assistant Minister	
Anthony Herbert	Church Warden	Vice Chair
Nick Burt	Diocesan Synod 2015-2018	
Elizabeth Gibbons	Deanery Synod 2017-2020	
Glynis Wilkinson	Deanery Synod 2017-2020	Secretary
Susan Ribeiro	Deanery Synod 2017-2020	
Stephanie Sulaiman	Deanery Synod 2017-2020	

Elected Members:

Nat Okoro	April 2015- April 2018
Adam Seymour-Davies	April 2015- April 2018
Sue Allen	April 2015- April 2018
Pauline Pepperell	April 2015- April 2018
Myles Taylor	April 2016- April 2019
Alix Taylor	April 2016- April 2019
Anthony Alale	April 2016- April 2019
Grace Museve	April 2017- April 2020
Frances Christian	April 2017- April 2020
Steve Linton	April 2017- April 2020
Carol Burt	April 2017- April 2020

Co-opted Members:

John Farebrother	Co-opted April 2017	
Paula Thomas	Co-opted April 2017	Treasurer

PCC Meetings:

The PCC held 7 meetings during the year. The average attendance was 81% (previously 69%).

Committees:

The PCC operates through a number of task groups, which have met between full meetings of the PCC, to whom they are responsible and to whom they report.

Trustee (PCC Members) Report for the year ending 31st December 2017 (continued)

Church Attendance:

The Church Electoral Roll records 179 (previously 176) persons as members of the Church, 122 of whom are not resident within the parish.

The average Sunday attendance, counted during October and November was 92 (previously 86) plus 25 (previously 22) under the age of 16. The number increased at festivals.

Review of the year:

The various activity groups will highlight their activities during the year by giving reports at the APCM. The activities of the parish insofar as they impinge upon the Statement of Financial Activities have been as follows:

1. The parish's contribution to the central fund of the Diocese of Southwark (the Parish Support Fund) remains the principal item of expenditure at £72,467 for 2017 (£71,800 - 2016) and has been paid in full.

2. Voluntary contributions from members of the congregation remain the principal source of income.

Income from donations for unrestricted purposes including claimed Gift Aid amounted to £153,987 (£146,683 - 2016). An Advent Thanksgiving gift day was held with a commitment that the first £3,000 of donations would be divided between two overseas projects – The Al Shurooq School for the Blind in Bethlehem and The Evangelical Association of the Caribbean towards the Hurricane Relief. Total donations received were £17,785 including associated Gift Aid (£16,692 – 2016).

The PCC continues to encourage the congregation to give to the Church in a regular and committed way using one of the stewardship schemes. Tax efficient regular giving to the General Fund amounted to £76,326 (£77,541 - 2016) and with other Gift Aided donations, £26,179 (£26,880 - 2016) was claimed in Gift Aid for unrestricted purposes.

Other donations of £23,454 (£22,799 – 2016) included restricted donations for various areas of the Church's ministry. The PCC's commitment to supporting all aspects of mission resulted in £40,142 (£44,115 – 2016) being granted to several causes including support for the Furzedown Youth Centre by the donation of the £21,890 for rent and utility bills. A tithe on income from giving of £13,909 (£13,299 – 2016) was split equally between three Mission partners: Furzedown Youth Centre, "Crosslinks" in support of Alun and Debbie Burt's ministry and the Church Missionary Society in support of David and Amy Roche's ministry in the Lebanon. A further £1,875 was donated by members and forwarded to "Crosslinks" in support of Alun and Debbie Burt's ministry.

Total income amounted to £259,104 (£239,534 - 2016) of which £4,517 was restricted (£10,536 – 2016). Total expenditure amounted to £234,578 (£253,440 - 2016) of which £4,343 was expenditure on restricted items (£8,636 – 2016).

The generosity of the people of St. James continues to be a source of both encouragement and humility. It is encouraging that we have been able to welcome new faces into the congregation. It is hoped that newcomers will soon become full and active members of our Electoral Roll.

3. The churches of the Furzedown Team Ministry (St. James, St Alban's and St. Pauls) continue to work closely together and with Mitcham Lane Baptist Church, sharing a vision of mission in the community, especially in the area of ministry to young people both through Sunday groups and through the work of the Furzedown Youth Centre.

4. The Church continues its commitment to children and young peoples' ministry. A full-time Youth Minister is jointly employed with our partner churches. Little Fishes continues to be, for many, a first introduction to church life and is currently oversubscribed. Get Set and Adventurers continue to engage with children of Primary school age during the week.
5. The Church continues its commitment to the Furzedown Youth Centre and, in partnership, work to improve the facilities of both the upper and lower halls continues to be the goal of the Community Centre Management Committee. The Church views FYC as a major resource for the young people in the surrounding community.
6. During the year the Church continued to consider the use of its buildings and possible developments that might be undertaken to further the mission of the Church in the future. A small working group under the Building for the Kingdom Project has been working on developing proposals and has fed back to the PCC and church members for further input during the year.

Financial Review

The parish's financial position improved significantly during the year resulting in net income of £24,526 compared with net of expenditure of £13,906 in the 2016. This was largely due to the following:

1. Increase in 171 Mitcham Lane rental income from £5,110 in 2016 to £24,305 in 2017.
2. Reduction of 171 Mitcham Lane maintenance and refurbishment costs from £36,113 to £5,751 following completion of major works in 2016

Reserves Policy

£5,000 was transferred from the General Fund at the end of the year. The PCC considers that the Building Reserve of £35,130 is an appropriate sum to set aside for unforeseen repairs required to the Church building. However it is committed to increasing this reserve by a transfer of £5,000 from the General Fund each year when surplus funds are available.

The balance on the General Reserves at the end of the year was £58,862, an increase of £20,852 from the start of the year. This is slightly above the agreed policy of holding reserves equal to three months' unrestricted expenditure – circa £57,500 at December 2017. Meanwhile designated funds of £32,940 are also available and could be undesignated by the PCC if required.

Public Benefit Statement

The PCC has considered the Charity Commission's guidance on public benefit. They try to enable all people to live out their faith as part of our parish community through: worship and prayer; learning about the Gospel; developing their knowledge and trust in Jesus; provision for pastoral care for people living in the parish; serving those in need; and missionary and outreach work.

Reporting Accountants

Messrs Leroy Reid & Co. Have indicated their willingness to serve as the examiners and a resolution re-appointing them will be proposed at the annual general meeting.

Signed:

Revd. Rob Powell
Chair

Glynis Wilkinson
Secretary

Date: 19 March 2018

Statement of PCC Members' Responsibilities.

The law requires PCC members to prepare financial statements for each financial year which give a true and fair view of the Parochial Church Council of St James' West Streatham financial activities during the year and of its financial position at the end of the year.

In preparing financial statements we are required to:

1. Select suitable accounting policies and apply them consistently;
2. Make judgements and estimates that are reasonable and prudent;
3. State whether applicable accounting standards and statements of recommended practices have been followed, subject to any departures disclosed and explained in the financial statements;
4. Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Parochial Church Council of St. James' will continue in operation.

The members are responsible for keeping accounting records, for safeguarding the assets of the organisation and for taking reasonable steps for the prevention and detection of fraud and other irregularities should they exist.

By order of the Board

Revd. Rob Powell
Chairman

Date: 19 March 2018

**Independent Examiner's Report
To the PCC of St. James' West Streatham**

We report on the accounts of the PCC for the year ended 31st December 2017, which are set out on pages 6 to 12.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the accounts. You also consider that the audit requirement of section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply and that an independent examination is needed.

Having satisfied ourselves that the charity is not subject to an audit and is eligible for independent examination, it is our responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act
- (ii) 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
- (iii) to state whether particular matters have come to our attention.

Basis of Independent Examiner's report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the 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 you as 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 statement below.

Independent Examiner's statement

In connection with our examination, no matter has come to our attention:

- (1) which gives us reasonable cause to believe that in any material respect the requirements
 - . to keep accounting records in accordance with section 130 of the 2011 Act: and
 - . to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and those contained in the Church Accounting Regulations 1997

have not been met.

- (2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Leroy Reid & Co.
Chartered Certified Accountants & Registered Auditors
299 Northborough Road,
Norbury,
London, SW16 4TR.

Date: 28 March 2018

St. James West Streatham
Statement of Financial Activities
For the year ended 31 December 2017

	Note	Unrestricted £	Restricted £	Endowment £	Total £	2016 £
Income and endowments from:						
Donations and legacies	2	153,987	4,458	-	158,445	157,219
Charitable activities	3	64,644	-	-	64,644	69,694
Other trading activities	4	4,910	-	-	4,910	4,042
Investments	5	24,347	-	-	24,347	5,175
Other	6	6,699	59	-	6,758	3,404
Total		254,587	4,517	-	259,104	239,534
Expenditure on charitable activities:						
Church activities	7	148,299	-	-	148,299	164,004
Salaries and support costs	8	43,028	-	-	43,028	41,929
Management and administration	9	3,109	-	-	3,109	3,392
Mission giving and charitable donations	10	35,799	4,343	-	40,142	44,115
Total		230,235	4,343	-	234,578	253,440
Net income/(expenditure)		24,352	174	-	24,526	(13,906)
Transfers between funds		-	-	-	-	-
Net movement in funds		24,352	174	-	24,526	(13,906)
Reconciliation of funds:						
Total funds brought forward		72,651	10,451	100,613	183,715	197,621
Total funds carried forward		97,003	10,625	100,613	208,241	183,715

St. James West Streatham

Balance Sheet

As at 31 December 2017

	Note	2017 £	2016 £
Fixed assets			
Curates House 171 Mitcham Lane	15	100,613	100,613
		<u>100,613</u>	<u>100,613</u>
Current assets			
Cash at bank and in hand		95,456	79,666
Investments		8,659	8,659
Sundry debtors		23,056	10,137
Prepayments		405	2,507
		<u>127,576</u>	<u>100,969</u>
Liabilities			
Accrual Independent Examination		1,200	1,200
Creditor HMRC PAYE & NI		828	881
Other sundry creditors and accruals		17,920	15,786
		<u>19,948</u>	<u>17,867</u>
Net current assets		<u>107,628</u>	<u>83,102</u>
Net assets		<u>208,241</u>	<u>183,715</u>
Represented by:			
Unrestricted funds	11	58,862	38,010
Designated funds	12	38,141	34,641
Restricted funds	13	10,625	10,451
Endowment funds	14	100,613	100,613
		<u>208,241</u>	<u>183,715</u>

Signed:

Revd. Robert Powell: Chairman

Paula Thomas: Treasurer

St. James West Streatham

Notes to the Financial Statements Year ended 31st December 2017

1. Accounting Policies

a) Basis of preparation of accounts

The financial statements have been prepared under Church Accounting Regulations 2006 in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The Charity is a public benefit entity for the purposes of FRS 102 and therefore the Charity has also prepared its financial statements in accordance with the 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 (The FRS 102 Charities SORP) and the Charities Act 2011.

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the trustees have considered the charity's forecasts and projections and have taken account of pressures on donations and rental income. After making enquiries the trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity group therefore continues to adopt the going concern basis in preparing its financial statements

b) Fund Accounting

Unrestricted funds are available for use at the discretion of the PCC in furtherance of the general objectives of the church.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

c) Income

All income is included in the statement of financial activities when there is entitlement to the income, the receipt is probably and the amount can be measured reliably.

Legacies are recognised following probate and once there is sufficient evidence that receipt is probable and the amount of the legacy receivable can be measured reliability. Where entitlement to a legacy exists but there is uncertainty as to its receipt or the amount receivable, details are disclosed as a contingent asset until the criteria for income recognition are met.

d) Expenditure

Liabilities are 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. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable activities comprise those costs incurred by the church in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

e) Critical accounting estimates and areas of judgement

In the view of the trustees in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

St. James Church, West Streatham

Notes to the Financial Statements Year ended 31 December 2017

Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2017 £	Un- restricted £	Restricted £	Total 2016 £
Income and endowments from:							
Donations and legacies	2						
Regular tax efficient giving		76,327	-	76,327	77,542	-	77,542
Other regular giving		10,239	-	10,239	7,303	-	7,303
Offertory plate collections		7,669	-	7,669	6,078	-	6,078
Gift Day donations		11,577	3,000	14,577	10,592	3,000	13,292
Other grants and donations		21,996	1,458	23,454	16,788	6,011	22,799
Legacies		-	-	-	1,500	1,500	3,000
Gift Aid		26,179	-	26,179	26,880	25	26,905
		<u>153,987</u>	<u>4,458</u>	<u>158,445</u>	<u>146,683</u>	<u>10,536</u>	<u>157,219</u>
Charitable activities	3						
Wedding and funeral fees		3,465	-	3,465	4,331	-	4,331
Children's Ministry receipts		3,125	-	3,125	2,910	-	2,910
Letting FYC		21,840	-	21,840	21,896	-	21,896
Letting other		34,930	-	34,930	38,650	-	38,650
Sundry activities receipts		1,284	-	1,284	1,907	-	1,907
		<u>64,644</u>	<u>-</u>	<u>64,644</u>	<u>69,694</u>	<u>-</u>	<u>69,694</u>
Other trading activities	4						
Fundraising events income		-	-	-	-	-	-
Trading income		1,260	-	1,260	1,600	-	1,600
Well coffee sales		3,650	-	3,650	2,442	-	2,442
		<u>4,910</u>	<u>-</u>	<u>4,910</u>	<u>4,042</u>	<u>-</u>	<u>4,042</u>
Investments	5						
Bank and investment interest		42	-	42	65	-	65
Rental income: 171 Mitcham Lane		24,305	-	24,305	5,110	-	5,110
		<u>24,347</u>	<u>-</u>	<u>24,347</u>	<u>5,175</u>	<u>-</u>	<u>5,175</u>
Other	6						
Sundry income		1,283	59	1,342	2,150	-	2,150
Cost reimbursements		5,416	-	5,416	984	-	984
		<u>6,699</u>	<u>59</u>	<u>6,758</u>	<u>3,404</u>	<u>-</u>	<u>3,404</u>
Total		<u>254,587</u>	<u>4,517</u>	<u>259,104</u>	<u>228,998</u>	<u>10,536</u>	<u>239,534</u>

St. James Church, West Streatham

Notes to the Financial Statements Year ended 31 December 2017 Analysis of income and expenditure

	Note	Un- restricted £	Restricted £	Total 2017 £	Un- restricted £	Restricted £	Total 2016 £
Expenditure on charitable activities:							
Church activities							
	7						
Parish Support Fund contribution		72,467	-	72,467	71,800	-	71,800
Activities and Catering		3,580	-	3,580	2,722	-	2,722
Ministry support		6,327	-	6,327	7,290	-	7,290
Upkeep of services		3,231	-	3,231	4,223	60	4,283
Church and Hall utilities		11,641	-	11,641	11,761	-	11,761
Church and Hall insurance		7,983	-	7,983	7,751	-	7,751
Church maintenance, repairs, equipment		21,784	-	21,784	12,095	80	12,175
Hall maintenance and repairs		8,691	-	8,691	1,193	-	1,193
171 Mitcham Lane maintenance & refurbishment		5,751	-	5,751	36,113	-	36,113
Children's and Youth Ministry		4,863	-	4,863	5,092	597	5,689
Costs of sales (Bible notes etc)		270	-	270	578	-	578
Music, audio, video		462	-	462	176	628	804
Fees paid to Diocese		1,144	-	1,144	1,013	-	1,013
Farewell gifts		105	-	105	832	-	832
		148,299	-	148,299	162,639	1,365	161,004
Salaries and support costs							
	8						
Staff salaries and support costs		43,028	-	43,028	41,929	-	41,929
Employers National Insurance		-	-	-	-	-	-
		43,028	-	43,028	41,929	-	41,929
Management and administration							
	9						
Office consumables & admin. costs		1,188	-	1,188	1,200	-	1,200
Telephone and broadband		647	-	647	967	-	967
Staff advertising		-	-	-	-	-	-
Bank charges		74	-	74	25	-	25
Independent Examination costs		1,200	-	1,200	1,200	-	1,200
		3,109	-	3,109	3,392	-	3,392
Mission & other charitable giving							
	10						
Mission agencies		-	3,710	3,710	1,550	6,990	8,540
FYC support		21,890	603	22,493	21,995	251	22,246
Tithe on regular giving`		13,909	-	13,909	13,299	-	13,299
Other charitable giving		-	30	30	-	30	30
		35,799	4,343	40,142	36,844	7,271	44,115
Total		230,235	4,343	234,578	244,804	8,636	253,440

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2017
Statement of Funds

Fund	Note	Balance 01.01.17 £	Income £	Expenditure £	Transfers £	Balance 31.12.17 £
Unrestricted - General Fund	11	38,010	217,807	207,778	10,823	58,862
Designated Fund						
Building		30,098	32	-	5,000	35,130
Children's Ministry		-	3,266	1,863	(1,403)	-
Pastoral Care		627	10	38	-	599
Sibley		1,380	-	1,380	-	-
Audio & Video		325	-	178	-	147
Friendship Circle		1,578	1,259	1,110	-	1,727
Hall Trading		-	31,737	17,317	(14,420)	-
BB - Company Fund		165	-	-	-	165
FCL Team Ministry		468	476	571	-	373
Designated funds total	12	34,641	36,780	22,457	(10,823)	38,141
Unrestricted & Designated Funds total		72,651	254,587	230,235	-	97,003
Restricted Funds						
Crosslinks A Burt		-	710	710	-	-
Hall Redevelopment		1,563	-	-	-	1,563
Church Redevelopment		5,030	146	-	-	5,176
Benevolent Fund		66	58	30	-	94
Gift Day Tithe		-	3,000	3,000	-	-
Prayer Facilities Development		3,577	-	-	-	3,577
Legacy		215	-	-	-	215
Youth Centre		-	603	603	-	-
Restricted funds total	13	10,451	4,517	4,343	-	10,625
Endowment Fund						
171 Mitcham Lane	14	100,613	-	-	-	100,613
Total funds of the Church		183,715	259,104	234,578	-	208,241

St. James Church, West Streatham

Notes to the Financial Statements Year ended 31 December 2017

15. Fixed Assets

Curates House 171

Freehold land and buildings comprise the curate's house located at 171 Mitcham Lane. The property is held in trust for the PCC by a Southwark Diocesan trust.

The gross book value (£100,613) is based on the value estimated by the PCC as at 1st January, 1992 for insurance purposes (the current value for insurance purposes is £237,369). No depreciation is provided.

All other assets are written off in the year of purchase.

16. Trustees benefits and transactions

No payments or benefit has been made to any member of the PCC or persons closely connected with such members, by St James or any closely related organisation except reimbursement of expenses incurred by the Rector and other members of the PCC, and remuneration of £5,082 paid to Glynis Wilkinson for clerical assistance.

17. Employees

The PCC employed three part time members of staff during the year. It also pays a contribution towards the employment of a Youth Minister employed by Furzedown Churches Limited. Wages paid during the year were £43,028 (2016 £41,929). The salary of the Church Manager is determined by the PCC on an annual basis. The pay for the Church Cleaner and Clerical Assistant are determined by reference to the London Living Wage.

18. Contingent liabilities and capital commitments

There were no contingent liabilities or capital commitments at 31 December 2017.