

saintpaulfurzedown

knowing and sharing God's love

Annual Report and Accounts for year ended

31 December 2024

Charity Number 1191562



Statement of Purpose

Knowing God's love: St. Paul's exists to provide spiritual sustenance through the Lord Jesus and in the power of the Holy Spirit to all who come.

Sharing God's love: We exist to provide pastoral care and support to church members and parishioners at every stage of life in the name of Christ, and to help alleviate poverty both spiritually and physically.

Website: stpaulsfurzedown.co.uk

THE PARISH OF ST PAUL'S FURZEDOWN

Annual Report and Accounts for the year ended 31 December 2024

Legal and administrative details

Charitable status

The Parish Church Council of ST PAUL'S FURZEDOWN was previously a charity exempted from registration with the Charity Commission. In 2020 as required by charity legislation, the Parish Church Council completed registration with the Charity Commission and gained its charity registration number: 1191562.

Location of the Church

St Paul's Church address is: Welham Road, London SW17 9BT. The church is situated at the corner of Welham Road and Chillerton Road in a quiet residential area, with little passing traffic.

Website

Our website is stpaulsfurzedown.co.uk

Incumbent

Reverend [Biobelemoye] Belemo Alagoa is Associate Vicar

Bankers

NatWest – Tooting Branch – 30 Tooting High Street, SW17 0RG

Independent Examiner:

Mrs Paula Thomas, Chartered Accountant, London SW16

THE PARISH OF ST PAUL'S, FURZEDOWN

Annual Report and Accounts for the year ended 31 December 2024

The Parochial Church Council (PCC)

The PCC of St Paul's Furzedown has the responsibility of co-operating with the incumbent in promoting within the ecclesiastical parish the whole mission of the Church: pastoral, evangelistic, social and ecumenical. It is also responsible for maintaining and developing the building for the parish.

Trustees (being the members of the PCC)

Members of the PCC are either ex officio or elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representational Rules. Those elected bring the skills required for the PCC and ensure the diversity reflects that of the parish.

PCC meetings

The PCC met six times during 2024 on 25 January, 21 March, 6 June, 18 July, 19 September and 21 November. During 2024, the members of the PCC were:

Ex officio	
Reverend Belemo Alagoa	Associate Vicar
Mr Graham Connell	Reader; Church Warden [2023-Present]
Mr Malcolm Baker	Deanery Synod [2023-2026]
Elected Members	
Ms Georgie Buckler [2023-2026]	
Ms Anita Codrington [2021-2027]	
Ms Claire Neil [2022-2025]	
Ms Lorna Nunn [2022-2025]	
Ms Joan Poole, PCC Secretary 2021-[2021-2027]	
Mrs Elspeth Greensmith[2024-2027]	

All those listed are trustees at 31 December 2024 and at the date of this report.

Standing Committee

This is the only committee required by law. It has power to transact the business of the PCC between its meetings, subject to any directions given by the PCC. It also prioritises and prepares the agenda for PCC meetings. The committee comprises the Incumbent, Churchwarden, Secretary, and two other members of the PCC appointed by the PCC.

Church Attendance

There were 46 members on the church Electoral Roll at the end of December 2024, some of whom attended regularly. We had one new member. Average attendance in October 2024 was 23. There was one baptism, one funeral and no marriages during the year. The congregation becomes increasingly old and infirm and the absence of many families and children continues to be of concern.

Risk Management

The PCC has appointed a Safeguarding officer (supported by the vicar) to ensure full attention is paid to the safeguarding of children and vulnerable adults whilst in the building and attending events and services.

All volunteers assisting at the Youth Café (see review of the year) are DBS checked.

PCC Review of the Year 2024

Worship

Our regular pattern of worship continued throughout 2024. Each first Sunday is designated Sunday4family with a more informal feel. The fourth Sunday gives the opportunity for individual prayers. On the fifth Sunday, where it occurs, we hold a healing service. Sunday services with a particular theme were held in February 2024 to affirm lay ministries for which we had a guest preacher, and in September to mark disability awareness.

There are also joint services at times during the year, with our sister churches, St Albans, St James and Mitcham Lane Baptist Church.

Music

Throughout 2024 the choir continued to enhance morning worship. There was a choral evening service during Holy Week and at the start of Advent, both of which were very well received. We say a big thank you to our Director of Music Lorna Nunn for all her hard work in organising these services and directing the choir during the year. July 2024 saw the retirement of organist Martin Callingham after sixteen years; a presentation to Martin and special lunch were organised in appreciation of his loyal service. Thanks are also due to Peter Ramell who plays the organ at our morning service twice a month.

Bible Study group and Prayer Group

A bible study group was held throughout the year in 2024. During Lent the group met weekly on a Wednesday mornings, with light lunch provided, with a focus on black theology. Later in the year the group studied the book of Acts, and in Advent a course on the achievements of Christian believers in areas such as racial justice, peace and reconciliation. Thank you to our vicar Belemo and reader Graham for their leadership of these groups.

The prayer group has continued to meet monthly on Thursday lunchtimes; thanks are due to Anita for her leadership of the group.

Helen Long

Helen Long is a long-standing member of St Paul's and served in various capacities, notably as Church Warden, for a number of years. Sadly, Helen has had serious health problems throughout 2024 and is unable to attend church. The PCC wishes to record its sincere thanks to Helen for all she has contributed to the life of St Paul's. We continue to hold Helen and her family in our thoughts and prayers.

Rent review for Seely Hall

In accordance with the provisions of the lease on Seely Hall held by Eveline Day Nurseries and St Paul's, a rent review was scheduled to commence in 2023. The review was successfully concluded in September 2024.

Safeguarding

No safeguarding issues were raised or occurred during 2024.

Archdeacon's visit

In November 2024 we were pleased to welcome Archdeacon John Kiddle who joined members of the PCC for a lunch and a discussion as part of a series of visits he was making to churches in the Diocese.

Youth Café

The Youth Café which began at St Paul's in September 2021 remains a flourishing concern, providing a service to the many 6th formers from nearby Graveney School who gather in the vicinity at lunchtime and between lessons. Open from 12.30 to 2.30pm, it continues to attract a significant number of students who are invited to use the church to rest, work or play (chess, or a variety of other games), whilst being treated to free drinks and biscuits (and homemade soup during the cold season). Those young people with the appropriate gifting often enhance the feel-good mood with some background music on the church grand piano.

A prayer request and feedback box has been made available for the students' use, whilst lively discussions with staff on politics and other matters can often be heard.

With the April departure to pastures new of Paul Rook, the Outreach worker from the Furzedown Youth Project, the Café has since been led and staffed by volunteers from the local Furzedown churches.

Children's Day

A Children's Fun Day was held once more at the end of August, to mark the end of the summer holiday with an opportunity for local children and parents to take part in activities and enjoy refreshments in the church grounds. There was a bouncy castle much to the delight of the children.

Church Barbecue

In mid-July church members gathered in the garden of the Chillerton Road vicarage (by very kind invitation of Belemo) to enjoy a barbecue and time to socialise.

Looking forward

The church embraces a number of challenges going forward, not least the encouragement of new growth, and finding ways to nurture the children and young people in our congregation. Fundraising for improvements to the church and hall buildings will also be on the agenda. June 2026 will mark 100 years of Christian worship at St Paul's Furzedown. A special service is planned for **28 June 2026** with the Bishop of Kingston presiding.

Joan Poole – Secretary of St Paul's PCC

Church Warden's Fabric Report 2024

The remedial electrical work recommended in the survey undertaken during 2023 was completed in the first half of 2024. Whilst there are currently no significant leaks requiring attention, the church roof continues to be closely monitored. Regular pest control has proved satisfactory, and the organ was once again serviced in December. Clearance of weeds on the pathway, and the planting of spring flowers in the newly-cleared beds on the north side of the church has greatly improved the overall aspect of that area of the building.

Seely Hall

An inspection of the roof was carried out in January 2024 following the shifting of tiles in a high storm and consequent incursion of small amounts of dust and debris. The agreed solution to this problem was to apply sealant to the rafter joints at the top of the building and this job was carried out in May, along with tile repairs and outstanding work on window exteriors. Heavy late summer rainfall necessitated the fixing of a leak in the entrance porch to the nursery, along with partial replacement of the asphalt on the approach pathway to the entrance.

Graham Connell – Church Warden

Deanery Synod Report 2024

This year the Deanery started with Elections to the Diocesan Synod. Which consists of 2 lay members and 3 clergy.

We discussed the Eco status of the Deanery - what individual churches were doing to go green. We split into groups and discussed successes each church had in this area. It was suggested that each church had an Eco Champion. Someone who could spear head and guide the church through greener activities and procedures. We also talked about some of the main challenges churches found in becoming more Eco.

We had a visit from the Kingston Racial Justice Group. They discussed how churches dealt with racism, how certain language and phrases could be seen to downplay racism and therefore diminish the impact of it. We were offered a check list of ways in which parishes might explore the issue of racial justice. We discussed the Anti racism charter, unconscious bias and training, representation with the leadership and responsibility.

In the Autumn meeting the Assistant Director for lay ministry came to discuss the wide range of possibilities for Lay ministry.

Praise and pray were made for the parishes in the Deanery.

Our winter Meeting had us look at how our churches support elderly and housebound parishioners. We had a visit from Sophie Sutherland from Anna Chaplaincy. They are a nationwide charity which offers training and networking in older people's ministry. We discussed our shared experiences. We were told how most Anna chaplains are volunteers and with over 400 Anna chaplains across the country they are able to help vulnerable adults in the community.

Churches sponsoring Anna chaplains are invited to contribute a small amount towards their funding. Each church described their activities with older people. Sue Clarke thanked the churches for their interesting sharing of ideas and raised the possibility of running a Deanery based course, looking at developing the ministry of older people. Sue also mentioned the Diocesan group SAGE (Southwark and AGEing) which can offer information and resources.

Ethan Glackin-McColgan was affirmed as the Deanery Lay ministry Champion.

Our last meeting was regarding Safeguarding, the importance of strong Safeguarding practices. Each group discussed an element of Safeguarding and how each church puts them into practice. We discussed how important it was that everyone knew who was the safeguarding rep and how to contact them.

Malcolm Baker
Deanery Synod Representative

Financial Review for 2024

The activities of the parish insofar as they impinge upon the Statement of Financial Activities have been as follows:

1. St Paul's total income in 2024 amounted to £136,932 (an increase from £99,831 in 2023) of which £5,120 is restricted. Total expenditure amounted to £114,480, up from £79,709 in 2023. This represents a net movement in funds of £22,452. At the end of 2024 we had total net assets of £137,022 (£113,444 in 2023)
2. Our principal source of income in 2024 remains the rent paid by the Eveline Day Nursery, long term tenants of the Seely Hall. In accordance with the lease drawn up in 2018 between St Paul's and the nursery, a rent review was commenced in 2023 with professional assistance recommended by the Diocese and has concluded. As a result, the rent was increased from £55,000 per annum to £77,500 per annum from June 2023 and to £80,000 per annum starting from June 2025. A backdated lump sum amounting to £26,500 has been paid by the nursery, who have honoured the agreed schedules throughout. Additional income is generated by letting St Paul's to another church congregation, and the Seely Hall for children's parties. It is regarded as important that the hall should remain available for community use.
3. The Parish's contribution to the central fund of the Diocese of Southwark (the Parish Support Fund) has remained a significant item of expenditure at £30,000 for 2024 and has been paid in full. In anticipation of major repairs to our buildings, we were granted special dispensation by the Archdeacon to reduce our contribution from 2023 and the amount will remain £30,000 in 2025
4. St Paul's has maintained its regular contributions to the Furzedown Churches and the Furzedown Youth Centre of £100 each per month. In addition, we have donated £1,000 to each of the following – Mercy Ships, Southwark Welcare and FYC Furzedown Youth Centre as our chosen charities for tithed giving in 2024. We contributed £250 to the Bishop's Lent Appeal.
5. The cost of maintaining and repairing our ageing buildings has increased, and we anticipate and are professionally advised that the Seely Hall roof will need to be replaced within the next five years or so. Additionally, the church roof is leaking. The PCC therefore agreed during the year to designate £2,000 monthly from August 2024 and additionally the Nursery backdated rent of £ 26,500 for future roof repairs. A separate high interest bank account has been set up for this designated fund with a balance of £36,461 at 31 December 2024. In addition donations have been made for the same purpose and a restricted fund established. Conversations with the Diocese regarding the possibility of a loan to part-finance the work on Seely Hall have begun and other fundraising will continue in 2025. The cost of utilities has also increased. A separate fund has been established with generous donations to revive the Sunday School.

6. Monthly giving by bankers' orders increased slightly over the year although the open collection decreased, as reflected by reduced Gift Aid. The PCC continues to encourage the congregation to give to the Church in a regular and committed way using one of the stewardship schemes. The generosity of the congregation of St Paul's continues to be a source of both encouragement and humility, considering that they are so few.
7. It is unfortunate that no permanent replacement has been found for St Paul's nominal treasurer who "retired" after the APCM in 2024 after many years of assisting with financial matters. Thus difficulties have been experienced in presenting these accounts despite the generous contributions of Rev Geoff Vevers' expertise.

Reserves Policy

The term 'reserves' in this document is used to describe the part of a PCC's income fund that is freely available for its general purposes. 'Reserves' are therefore the resources the PCC has available to spend for the church's purposes once it has met its commitments and covered its other planned expenditure. In 2022, based on Diocesan guidance and particular features of St Paul's, it was proposed that initial reserves comprise two months running expenses and two months hall income to cover unforeseen emergencies. Our overall financial situation in 2024 is healthier, but it would seem prudent to retain the same arrangements as last year, in anticipation of the predicted expenditure on repairs.

Reporting Accountants

Ms Paula Thomas has indicated her willingness to serve as Independent Examiner next year, for which we are very grateful, and a resolution re-appointing her will be proposed at the APCM.

Elspeth Greensmith
PCC member

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 financial activities of the Parochial Church Council of St Paul's Furzedown during the year and its financial position at the end of the year.

In preparing those financial statements, we are required to:

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

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

These accounts were approved by the PCC at its meeting on 27 March 2025.
For and on behalf of the PCC:



Belemo Alagoa
Associate Vicar



Elspeth Greensmith
PCC member
Date: 27 March 2025

INDEPENDENT EXAMINER'S REPORT TO THE PCC OF ST PAUL'S FURZEDOWN

This report is on the accounts of the PCC for the year ended 31 December 2024 which are set out on pages 11 to 16.

Respective responsibilities of the Trustees and the Independent Examiner

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

It is my responsibility to:

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

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's Statement

In connection with my examination no material matters have come to my attention which give me reasonable cause to believe that in any material respect:

- the accounting records were not kept in accordance with Section 130 of the Charities Act 2011; or
- the accounts did not accord with the accounting records.

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



Paula Thomas BSc FCA CTA
25 Westcote Road, London SW16 6BN
Date: 6 April 2025

ST PAUL'S CHURCH FURZEDOWN

STATEMENT OF FINANCIAL ACTIVITIES
FOR YEAR ENDED 31st DECEMBER 2024

	Notes	Unrestricted Funds £	Restricted Funds £	Total 2024 £	2023 £
INCOME AND EXPENDITURE					
Incoming resources					
Voluntary income	2(a)	21,413	5,120	26,533	23,389
Activities for generating funds	2(b)	102,033	-	102,033	70,098
Investment Income	2(c)	1,720	-	1,720	1,326
Church activities	2(d)	6,646	-	6,646	5,018
Total incoming resources		131,812	5,120	136,932	99,831
Resources expended					
Church activities	3(a)	75,568	-	75,568	64,257
Costs of generating funds	3(b)	38,912	-	38,912	15,452
Total resources expended		114,480	-	114,480	79,709
Net incoming resources before other recognised gains/(losses)		17,332	5,120	22,452	20,122
Revaluation (losses)/gains on investments		1,126	-	1,126	4,185
Net movement in funds		18,458	5,120	23,578	24,307
Balances b/fwd 1 January		112,324	1,120	113,444	89,137
Balances c/fwd 31 December		130,782	6,240	137,022	113,444

ST PAUL'S CHURCH FURZEDOWN
BALANCE SHEET AS AT 31st DECEMBER 2024

	Notes	2024 £	2023 £
Current Assets			
Cash at Bank :			
NatWest Current Account		46,647	58,911
NatWest Liquidity 95 day Account		36,461	-
Central Board of Finance Deposit Account	4	51,871	49,361
Debtors and Prepayments	5	6,598	7,201
Total Current Assets		141,577	115,473
Liabilities			
Creditors - amounts falling due within one year	6	4,555	2,029
Net Current Assets		137,022	113,444
Total Net Assets		137,022	113,444
Total Parish Funds	7		
Unrestricted		130,782	112,324
Restricted		6,240	1,120
		137,022	113,444

Approved by the Parochial Church Council on 27 March 2025

Signed:



Belemo Alagoa
Chair



Elspeth Greensmith
PCC member

1 . ACCOUNTING POLICIES

1.1 Basis of preparation

The PCC is a public benefit entity within the meaning of FRS 102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of the PCCs, and with the Regulations' "true and fair view" provisions, together with FRS 102 (2017) as the applicable accounting standards and the 2017 version of the Statement of Recommended Practice, Accounting and Reporting by Charities, (SORP (FRS 102)). The financial statements have been prepared under the historical cost convention.

1.2 Going concern

The Trustees have considered income and expenditure for 2025 and set a budget for the year which reflects a net surplus of approximately £20K. The PCC is confident that this indicates that the charity is a going concern.

1.3 Fixed assets

Purchases are written off in the year of purchase.

1.4 The Church building

The activities of the PCC take place at which is owned by the Church of England (Southwark Diocese). The PCC is responsible for the repair of the Church building and for safeguarding the Church building and assets. All repairs and development expenditure is charged to the income and expenditure account.

1.5 Funds

General Funds represent the funds of the PCC that are not subject to any restrictions regarding their use, and are available for application on the general purposes of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted.

Restricted Funds are those funds which must be spent on specific purposes.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law.

1.6 Incoming Resources

Planned giving, collections and donations are recognised when received. Tax recoverable under Gift Aid is recognized when the incoming resource to which it relates is received.

Grants and legacies are accounted for when the PCC is notified of its legal entitlement, the amount due is quantifiable, and its ultimate receipt by the PCC is reasonably certain.

Interest entitlements are accounted for as they accrue.

Rental income from the letting of the church premises is recognised when the rental is due.

1.7 Resources Expended

Grants and donations are accounted for when paid, or when awarded if that award creates a binding or constructive obligation on the PCC. The diocesan contribution or parish share is accounted for when due.

	Unrestricted Funds £	Restricted Funds £	Total 2024 £	2023 £
<u>2. Incoming resources</u>				
(a) Voluntary income				
Monthly giving by bankers orders	8,860	-	8,860	8,590
Open collection	7,851	5,120	12,971	10,342
Gift aid	4,702	-	4,702	4,377
Grants	-	-	-	80
	21,413	5,120	26,533	23,389
(b) Activities for generating funds				
Seely hall rentals	101,633	-	101,633	69,721
Calendars	223	-	223	254
Centenary celebration	42	-	42	-
Fun day	30	-	30	-
Lent collection	105	-	105	123
	102,033	-	102,033	70,098
(c) Investment Income				
Dividends on CCLA funds	1,384	-	1,384	1,326
Bank Interest	336	-	336	-
	1,720	-	1,720	1,326
(d) Church activities				
Wedding/funerals/baptism fees	806	-	806	1,558
Contribution for use of church	5,840	-	5,840	3,460
	6,646	-	6,646	5,018
Total income	131,812	5,120	136,932	99,831

	Unrestricted Funds £	Restricted Funds £	Total 2024 £	2023 £
3. Expenditure				
(a) Church activities				
Mission giving and donations				
Furzedown Churches	1,200	-	1,200	1,200
Furzedown Youth Centre	3,300	-	3,300	1,100
Mercy Ships	1,000	-	1,000	1,000
Welcare	1,000	-	1,000	1,000
Spires Centre	-	-	-	1,000
Sierra Leone Church	-	-	-	175
Lent Appeal	250	-	250	-
	6,750	-	6,750	5,475
Diocesan parish contribution	30,000	-	30,000	34,000
Maintenance and repairs	19,626	-	19,626	9,843
Lighting and heating	3,718	-	3,718	4,094
Water	237	-	237	208
Insurance	4,676	-	4,676	4,459
Choir and organ expenses	760	-	760	386
Printing and stationery	943	-	943	337
Grounds /memorial garden	1,139	-	1,139	730
General expenses	1,653	-	1,653	1,060
Professional fees	675	-	675	675
Administration/ caretaker costs	1,370	-	1,370	320
Cleaning	2,298	-	2,298	381
Rubbish collection	1,363	-	1,363	1,378
Funeral collection	-	-	-	551
Tooting area dean fund	360	-	360	360
Parish pilgrimage	-	-	-	-
	75,568	-	75,568	64,257
(b) Costs of generating funds				
Seely hall expenses	38,912	-	38,912	15,452
	38,912	-	38,912	15,452
 Total expenditure	 114,480	 -	 114,480	 79,709

4. Investments

Investments are stated in the Balance Sheet at Market Value.

The Central Board of Finance of Church of England shares, and the 4% Consolidated Stocks are valued at bid market price on the nearest valuation dated 31st December 2024.

<u>5. Debtors</u>	2024	2023
	£	£
Seely Hall - Light/Heat etc	6,598	2,832
Gift aid	-	4,369
	6,598	7,201
 <u>6. Creditors</u>	 2024	 2023
	£	£
Accruals	3,405	2,029
Gift Aid to be refunded	1,150	
	4,555	2,029
 <u>7. Total Parish Funds</u>	 2024	 2023
	£	£
Unrestricted funds:		
General Fund	94,321	112,324
Designated Fund – Seely Hall roof repairs	36,461	-
Total unrestricted funds	130,782	112,324
Restricted funds:		
Church Roof repairs	2,240	1,120
Sunday School	4,000	-
Total restricted funds	6,240	1,120