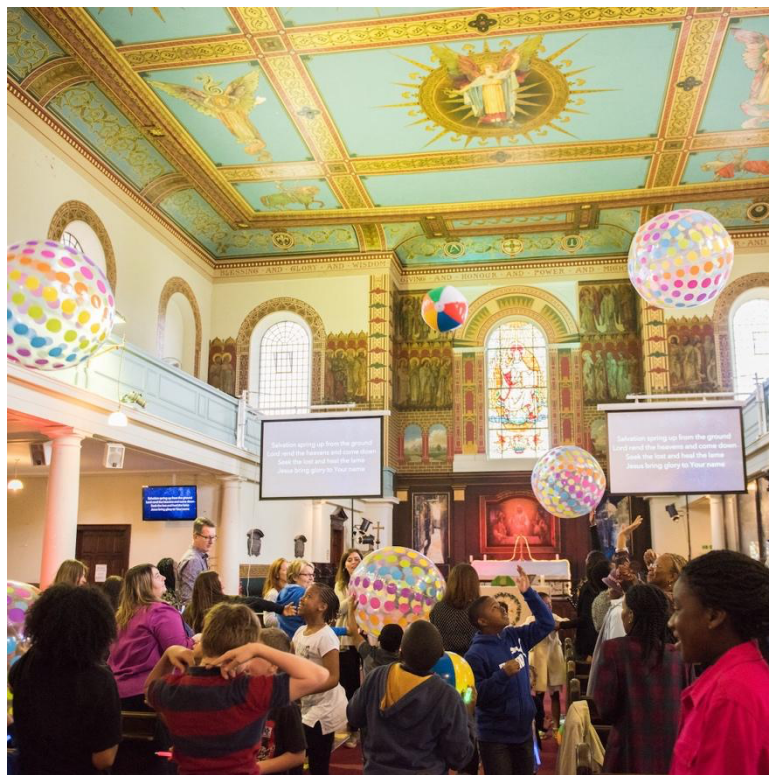


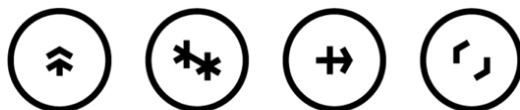


**ST** \*  
**JOHN'S**  
**HOXTON**

*a beacon of hope for Hoxton*



2021 Annual Report & Financial Statements



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**ST JOHN'S HOXTON**

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## Introduction & Administrative Information

This Annual Report is made by the Parochial Church Council (PCC) of the Ecclesiastical Parish of St John the Baptist with Christ Church Hoxton (St John's Hoxton). It sets out the governance structure of the church, lists council members and administrative officers, and reports on the activities of the reporting year. It also presents statutory financial statements and notes. We have pleasure in presenting this information to the wider public.

### Structure, Governance & Management

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. Since 9<sup>th</sup> December 2009 the PCC has been registered with the Charity Commission as "The Parochial Church Council of the Ecclesiastical Parish of St John the Baptist with Christ Church Hoxton (Diocese of London)" and has the charity registration number 1133109. The method of appointment of PCC members is set out in the Church Representation Rules. All regular attendees at St. John's are encouraged to register on the electoral roll and are able to vote and to stand for election to the PCC.

In accordance with the PCC (Powers) Measure 1956, St John's PCC has the responsibility of co-operating with the incumbent, Revd Graham Hunter, in promoting in the ecclesiastical parish the whole mission of the Church - evangelistic, pastoral, social and ecumenical. It undertakes religious activities for the benefit of the general public by making grants to organisations, by providing service, and by providing buildings, facilities and open space. It also has maintenance responsibilities for the church premises of St John's which are registered as a Grade II\* listed building.

### Related Trust & Companies

The **St John's Hoxton Management Company Ltd** was established in October 2009 as a wholly owned trading subsidiary of the PCC of St John's Hoxton. It was formed to manage the car parking operations of the church. It is registered with Companies' House (07039922). The company directors are appointed by, and report to, the PCC. The company directors throughout 2021 were: Revd Graham Hunter, Mr Larre Olajide and Mr Aaron Rodewald. The PCC has no other related trusts or companies.

### Administrative Details

#### Principal Office

St John's Church, Pitfield St,  
London, N1 6NP

#### Bankers

NatWest Plc, Islington Angel Branch,  
2/3 Upper St, Islington,  
London, N1 0QF

#### Insurer

Ecclesiastical Insurance Ltd

#### Quinquennial Inspecting Architect

Alex Sherratt of MLA

#### Independent Examiner

C J Goodhead  
Knight Goodhead Ltd  
7 Bournemouth Rd, Chandler's Ford,  
Eastleigh, SO53 3DA

#### Solicitors

#### Ecclesiastical Information

St John's is in the *Hackney Deanery*  
in the *Stepney Episcopal Area*  
of the *Diocese of London*.  
Diocesan Code: 05-26

## Council Members 2021

### *Ex Officio Members*

#### **Incumbent**

Revd Graham Hunter

#### **Curate**

Revd Caroline Taylor *(To 30<sup>th</sup> June 2021)*

#### **Associate Vicar**

Revd Rachel Greaves-Brown *(From 22<sup>nd</sup> July)*

#### **Churchwardens**

Ann-Marie Nye

Larre Olajide

#### **Deanery Synod Representatives**

Vera Arkhurst

Stephen Millar

Larre Olajide

### *Elected Members*

*(To 23<sup>rd</sup> May)*

Lorraine Flack

Chris Mitchell

Olivette Thompson

Barizoge Neenwi

*(From 23<sup>rd</sup> May)*

Lorraine Flack

Joshua Kalejaiye

Olivette Thompson

Barizoge Neenwi

Daniel Pratt

### *Co-opted Members*

Aaron Rodewald

### *Officers / Roles*

#### **Electoral Roll & Clerk**

Nathan van Sittert

#### **Children's Advocate**

Barizoge Neenwi

#### **Secretary**

Stephen Millar

#### **Treasurer**

Aaron Rodewald

#### **Lay Vice-Chair**

Larre Olajide

The PCC met 5 times during 2021 including a Vision & Strategy Day with staff in July 2021 to work on our new Mission Action Plan for 2021-26.

## Council Members' Report

### *Vision Statement*

*'to be a beacon of hope for Hoxton'.*

### *Mission Statement*

Worship God | Make Disciples | Share Jesus | Transform Hoxton

### *Values*

#### *Rooted*

- We are confidently Christian: focused on prayer and worship, we are attentive to the voice of God in Scripture and work within the inherited structures of the Church of England.
- We are committed to loving and serving Hoxton and being ambassadors of the kingdom of God.
- We are rooted in our relationships to the wider church: within our parish and diocese but also with Christians from other traditions. We will honour their gifts, and humbly seek to work and learn together.

#### *Relational*

- We are committed to sharing life together with all its ups and downs – rejoicing together and weeping together.
- We want fun, food and friendship to be hallmarks of our church: welcome and hospitality a fundamental part of our approach to our corporate life.
- We're cautious about making any negative judgements about people – and want to embrace the great diversity and variety of people in our neighbourhood.
- We are determined to pay particular attention to the biblical justice issues of

equality, diversity and inclusion. We seek to remain a multi-generational, multi-ethnic, multi-cultural church family in which strangers become friends.

#### *Responsive*

- We're responsive to the changing shape of our church and neighbourhood, and we continually adapt our mission and ministry to reflect the context. We're happy to experiment creatively, and we recognise that fruitfulness does not always mean short-term visible outcomes.
- We want to ensure our compassionate ministry addresses real local needs.
- We want our church ministries to express the variety of our members' gifts and vocations – not fit people into a predetermined model.

#### *Risk-Taking*

- We trust in a God who is able to do 'immeasurably more' than we can ask or imagine – this has been our experience over the past years.
- We will be attentive to the voice of the Spirit, and willing to step out in faith
- We will not shy away from making changes if we believe that God is calling us into something new.

In September 2021, the PCC approved a new five-year Mission Action Plan to outline the specific objectives towards which we will apply our financial and human resources. More details of the year's activities and results are outlined below in the general report.

## *Electoral Roll Report*

A new electoral roll was created April 2022. The previous electoral roll from 2021 had 180 members. The newly created Electoral Roll includes 119 members.

*Daniel Okuniewski, Electoral Roll Officer*

## *Hackney Deanery Synod Report*

The Deanery Synod's main functions are:

- to promote in Hackney Deanery the whole mission of the Church, pastoral, evangelistic, social and ecumenical
- to consider matters concerning the Church of England and to make provision for such matters in relation to the Deanery
- to bring together the views of the parishes of the Deanery on common problems, and to discuss and formulate common policies on those problems
- to foster a sense of community and interdependence among those parishes
- to be the point of contact between those parishes and the Diocesan Synod.

During 2021 the Hackney Deanery Synod met on three occasions: 23 March, 20 July and 7 December (all meetings held on Zoom). This was the first full year of the new Triennium of this Synod – the first meeting of which took place on 8 December 2020.

At the **23 March** meeting The Rt Revd Dr Joanne Grenfell, Bishop of Stepney, gave an introduction to the new Diocesan and Area Strategy 2030. For more information see here: <https://www.london.anglican.org/our-2030-vision/> and here: <https://stepneylives.org/vision/>. One of the three ambitions of the Strategy is 'Confident Disciples' and there were three presentations on this topic: from Caroline Taylor at St John's, Hoxton; from William Taylor, Steve Gayle and Charles Card-Reynolds about initiatives in the North East of the Borough; and from Tosin Olapido and Temitope Taiwo about work at SAINT. Breakout room discussions followed on from these presentations about how discipleship was thought about in Synod members' own parishes and whether there were things talked about in the presentations which might work in their context. Josile Munro took questions on her report that had been pre-circulated about the work of General Synod, as did Graham Hunter on his report about the work of Diocesan Synod.

The theme of the **20 July** meeting was Racial Justice. Shana Maloney gave a presentation on the report of the Archbishop of Canterbury's Anti-Racism Taskforce, 'From Lament into Action'. Desiree Crump spoke on the theme of racism within the church – a lay perspective and Tunde Roberts spoke powerfully about racism within the church – a clergy perspective. Breakout Room discussions focused on these three presentations – people's responses to them and their reflections on their own experience of racism within the church. Lay Chair Antonio Joseph gave the report on the work of Diocesan Synod and Josile Munro reported on the work of General Synod.

The main item on the agenda for the **7 December** meeting was 'Living in Love & Faith' <https://www.churchofengland.org/resources/living-love-and-faith>

The Parish of St Michael & All Angels, London Fields (Daniel Gerrans, Cathie Smith, Savi Hensman and Vicky Morton) gave a heartfelt account of their experience of running the 'Living in Love & Faith' course in their parish. Synod members also discussed their

experience of Covid in breakout rooms (challenging and inspiring moments, and whether there were things people felt churches had learnt during the pandemic which could be useful in the future). Graham Hunter reported on the work of Diocesan Synod and Temitope Taiwo (newly elected member of General Synod) reported on the work of General Synod.

A huge thank you to Lay Chair Antonio Joseph; to all Standing Committee members: Desiree Crump, Samuel Abiodun, Vicky Morton, Mary Beckles, Steve Gayle, Sue Makin, Alice Smith; and to all Deanery Synod representatives.

*Vera Arkhurst, Stephen Millar & Larre Olajide, Deanery Synod Representatives*

### *Vicar's Introduction*

2021 was a year that continued to be defined in so many ways by the global pandemic that is Covid-19. It was a year of beginnings and endings – with changes in our staffing and leadership, as well as regular changes to the pattern of worship services and mission and ministry programmes. There was significant loss experienced during the year – perhaps none more so than the death of Len & Eve Dye in the middle of January 2021. Len had been a committed member of St John's since 1945, and his death was mourned by many people – both in the church family and the wider community. But the loss was also experienced in lost opportunities, broken relationships, social isolation and many more ways. This gave rise to the Garden of Lament over Holy Week and Easter, as well as a sermon series exploring the biblical book of Lamentations.

Amidst the loss and the grief, there were also extraordinary moments of grace and growth. New members joined our church family, new mission initiatives were brought to fruition. Work with young people grew and developed, in both the Youth Ministry Work Experience scheme, but also the Experience Exchange project. People became Christians on our Alpha course. A CAP Debt Centre was launched. A Digital Inclusion project was developed. A Men's Breakfast programme began in the autumn. A new weekly worship service was established. Even amidst the arid backdrop of Covid-19, new mission began to bloom, and we saw signs of God's kingdom at work among us.

In this context we also listened carefully to one another as well as to the voice of our local community. Around 250 members of the church and neighbourhood took part in our #HoxtonListens2021 action, feeding into the development of our new Mission Action Plan (MAP). This new MAP, adopted and published in September 2021 articulated four key priorities for the coming five year: 1) A thriving church community – working hard at re-gathering members of our church family and keeping worship, discipleship, evangelism and mission at the heart of everything we do; 2) A relentless concern for kids and youth – ensuring that we always keep a focus on our activity amongst the younger members of our church and community; 3) #LoveHoxton – continuing the process of forming our conservation and redevelopment project to serve mission in the years ahead; and 4) Beacon Project – looking to find more effective ways of pursuing social justice in our wider neighbourhood. As ever, all these activities are undertaken in the hope and prayer that all children, women and men in Hoxton would come to experience the ministry of reconciliation – knowing what it means to be reconciled to God in Jesus Christ (2 Corinthians 5:19). To him be glory in the church and all generations.

*Revd Graham Hunter, Vicar*

## *Worship God*

The year began much as it had ended in 2020 – with the church and wider society still affected by ‘lockdown’ in response to the global Covid-19 pandemic. The principle impact of this on the worship services of the church was that we were offering one Sunday service only, and this was available for online participation exclusively as the year began. Kids and youth ministry groups were also delivered online. We were permitted under government regulations to livestream our services from the church building, but not to have an in-person congregation.

Indeed, it was not until Easter Sunday at the start of April that we resumed ‘in-person’ services. This made Easter Sunday a particularly joyful celebration – to be physically present with one another, to share Holy Communion together, and finally to plant a new olive tree in the bench planter outside the main entrance of the church. This olive tree was planted as a sign of peace, hope and deliverance.

Our principal Sunday worship service was held at 10.30am throughout the year, but from July onwards, we began to reintroduce a 6pm evening service, with a focus on worship and prayer. This was often held outside, where congregational singing was permitted. Towards the end of the year, we resolved to resume weekly afternoon worship at the revised time of 4pm from the start of 2022. This revised time was partly in response to some successful ‘Diddy Disciples’ services held during 2021 at 4pm. We decided to try and make afternoon worship services as family-friendly as possible, and adjusting the time was the first step.

The situation regarding our sung worship was frustrated for a large part of the year, and it wasn't until the autumn that we could finally resume congregational singing during our services. Our worship team provide music resources for services principally by recording music worship videos to be used in services. When live music during services resumed, the joy was dampened slightly by the congregation not being allowed to sing. Congregational singing resumed in August, but with participants continuing to wear face coverings until the end of the year.

The worship and production team was led by John Wyatt throughout the year, with able assistance from Jeremy Fallow. It was with a mixture of sadness and joy that we announced in September that John would be leaving St John's at the end of 2021. He has moved to join a new church planting initiative in Blackpool. A great team of volunteers served on the worship and production team throughout 2021, and we were particularly grateful for the skills of both Max Benoist and Alison van Sittert in assisting with video recordings of songs.

Special worship services were held for Easter, including baptisms; at Pentecost, at which we held our APCM; in July, with thanksgivings and baptisms; a September ‘praise party’ to kick off the new school year; and a variety of special services during Advent and Christmas. We were all looking forward to holding our usual ‘Carols by Candlelight’ service in the building again as the year drew to a close, but were struck by the rapid spread of the Covid omicron variant. We had to take the decision to convert ‘Carols by Candlelight’ to ‘Car Park Carols’ as all our services were moved online or outdoors.



As a consequence, our services on Christmas Eve and Day were online only. This is perhaps the first time in the church's history that Holy Communion has not been celebrated on Christmas Day. Special thanks must go to the Vicar's son, Seth Hunter, for willingly coming to the church building to run all the technology for the livestream.

The overall size and shape of the usual worshipping community changed dramatically through the year. A large number of people who had been regular worshippers pre-covid simply drifted away. We recognised the phenomenon of 'dehabituating' – as members of the church family simply adopted new Sunday morning routines. But alongside this, we found new people joining the church through the pandemic. Overall frequency and regularity of attendance at Sunday worship has dropped across the board, so that we ended 2021 with around 80 adults and children attending worship each Sunday. However, overall participation in midweek groups and ministry teams suggests that we are still a church family of around 200-250 adults and children – a little fewer in number than before the pandemic, but perhaps healthier in other ways.

In addition to Sunday worship services, special services were held for pastoral reasons: a service of lament on Holy Saturday; a 'Wave of Light' service in October, a bereavement service in November, a 'Blue Christmas' service in December. During Holy Week and Easter, these special services found expression in the 'Garden of Lament' project – which created an interactive outdoor worship space for the whole neighbourhood. 100s of local people participated in various activities over the course of two weeks, including writing messages on chalk-boards and tying ribbons on railings.

During the course of the year we explored the Scripture through several preaching series. We explored a range of contemporary issues through an 'All Things New' theme, considering money, sexuality, relationships amongst others. We explored the biblical book of Lamentations during Lent. We considered Jesus' teaching in the Sermon on the Mount over June and July, and we explored Jesus' teaching in the gospels throughout the autumn. During August, as has become our custom, a variety of congregation members were invited to preach as part of our 'Summer Psalms' series. Many thanks to all those who took the time to prepare and preach in our services.

### *Make Disciples*

Discipleship at St John's continues to be pursued principally through midweek Connect Groups. One of the peculiar blessings of the Covid-19 pandemic was the emergence of Zoom and similar platforms for online group meetings to take place. This has certainly enabled more participation in Connect Groups. 11 different Connect Groups ran over the course of the year, with around 100 participants. Over 50 adults in the church attended at least 50% of all Connect Group sessions.

In addition to a range of Connect Groups, we were able to offer the Sanctuary Course twice during the year. This short online course is designed to help Christians explore the topic of mental and emotional health. Participants reflect on their own experience and consider biblical teaching on mental health and well-being. The course aims to break the stigma that sometimes surrounds the topic in church. It was appreciated by the participants, and we anticipate it being a regular part of our offer.

Our Organising for Growth project entered its second year, and the first cohort of Local Action Teams worked in three groups considering growth in terms of Outreach (kingdom impact in our neighbourhood), Engagement (increasing participation in worship services), and Depth (growing in our faith and spirituality). One of the great fruits of the O4G programme has been its capacity to engage members of the wider congregation in developing and delivering events and programmes of mission and ministry. This has helped to shift the burden of responsibility for local mission away from the staff team, and onto the wider church family – so that all the baptised are involved in mission and ministry.

The range of programmes and events included:

- 'This Time Tomorrow' – the 2020-21 Depth team engaged members of the congregation in sharing in short videos about how their faith impacts their working life;
- Prayer Triplets – the 2020-21 Depth team encouraged participation in small prayer groups
- Men's Breakfast - the 2021-22 Engagement team put on a Men's Breakfast to engage local asylum seekers, youth who play football and men in the church.
- Garden of Lament – the 2020-21 Engagement team developed an extraordinary participative worship environment over Holy Week and Easter in the church gardens.
- Focus at Home BBQ – the 2020-21 Engagement team organised a BBQ in our church gardens for members of the congregation and wider community as part of our Focus at Home celebrations in July.
- Blue Christmas – the 2021-22 Engagement team helped to lead this online service for those who find the festivity of the Christmas season difficult.
- Experience Exchange – the 2020-21 Outreach team developed and delivered an amazing pair of workshops for young people to develop skills for job applications, CV writing, interview technique, and preparing for entering the world of work.

Throughout the O4G programme, participants undertook training in the core disciplines of Broad-Based Community Organising – with a focus on understanding self-interest, power analysis, developing leaders and achieving change through action. Each session included bible study, reflection and prayer – so it was an integrated approach to developing as disciples.

#### *Children & Youth*

Our Children's Ministry and Youth Ministry are particularly key to how we help the younger members of our church grow in faith. They have been particularly impacted by the Covid-19 pandemic – with most young people reluctant or unable to participate in online groups.

It was a great relief to be able to restart in-person kids and youth groups at our Sunday services from Easter onwards. The Youth team ran a 'Welcome Week' during the Easter holidays to help reintroduce in-person sessions for teenagers. This became a catalyst for lots of regular in-person activities during the summer and autumn terms. Special events included a 'silent disco', a football 'watch-party' during the Euros and the annual youth BBQ in the vicarage gardens. A local football tournament was also held in October, and earlier in the year, a football team from SJH Youth had taken part in a London-wide tournament.

One initiative pioneered in 2020 and continued in 2021 was the Youth Ministry Work Experience Scheme. This provided a 12-week paid work experience placement for two teenagers in school years 12 or 13. They worked for 5 hours each week, helping to deliver aspects of the regular youth programme, including Hangout, Football and Sunday Youth. We're grateful for funding from the Haberdashers' Company which enabled this. John Wyatt and David Nye led SJH Youth throughout the year, and as John prepared to leave towards the end of the year, we agreed that David would take on additional responsibility and become the new substantive Youth Minister. He will be joined early in 2022 by a Youth Ministry Assistant.

Kids ministry continued to find its principal focus during our Sunday morning worship service. This was supplemented however by the development of midweek Kids' Connect Groups meeting after school on Mondays and Tuesdays. We have seen growth in the numbers attending these groups and have found that these are particularly valuable for developing discipleship amongst the youngest members of our church family.

Other special events and services included 'Diddy Disciples' services held in the church gardens, and a family fun afternoon to mark the end of the school year in July. Our Children's Minister Ruth Etang continued to work closely with St John the Baptist Primary School – providing weekly assemblies delivered via YouTube, and organising monthly livestream school services.

Caleb Millar joined the team as Children's Ministry Assistant in January, and provided brilliant support for the Kids ministry until July. He began training to become a primary school teacher in the autumn, and has a great sense of how this vocation was discerned and developed during his employment at St John's. Juliet Johnson took up the role of Children's Ministry Assistant in October 2021 and has brought great energy to the team.

### *Share Jesus*

We continue to share the good news of Jesus through the range of programmes and ministries that we run. We ran two Alpha courses during the year – a shortened course during Lent, and a full-length course in the summer term. Both courses were delivered online but included an in-person gathering for the sessions on the Holy Spirit. We were delighted to see several participants grow in their faith, and one person convert to follow Jesus and join the church for the first time.

One particular area in which we have been able to build meaningful relationships in which we might bear witness to Jesus and share our Christian faith has been through our weekly Wednesday night football programme. In addition to the youth football sessions, we introduced a session for adults. This has had a lot of participation from local asylum seekers as well as older youth. As relationships and friendships have developed, we have been able to invite people to church events and services, and have been able to share a little of our Christian faith.

Another significant area of work during 2021 was the development of a new Mission Action Plan for the period of 2021-26. Naturally, the MAP covers activity in a range of areas of church life, but as it is fundamentally concerned with how we share the gospel of Jesus Christ, it makes sense to report the process here. An active period of listening took

place in preparing the new MAP. This took place in PCC meetings and staff meeting, but also with the wider congregation and community.

During April and May 2021, our Buxton Associate Jessica Agboola developed and delivered a #HoxtonListens2021 project. This involved designing a simple questionnaire for members of the congregation as well as people from the wider neighbourhood to complete. She trained youth volunteers to help complete the questionnaires with local residents over several Saturdays. In total, we were able to gather 250 responses – around half from congregation members, and the rest from local residents. This listening then informed the development of our new Mission Action Plan.

### *Transform Hoxton*

Our ongoing work for social transformation continues to be a top priority for members of the church family at St John's Hoxton. As well as continuing our partnership with Citizens UK, we also focused our work on supporting local asylum seekers and by launching a CAP Debt Centre.

The work with Citizens UK, and our local branch Hackney & Islington Citizens, always begins in listening exercises to discern local need. During Covid-19 we had become aware of issue relating to digital exclusion in our neighbourhood. Many households were unable to access online services and support groups, and families with children could not access online schooling. In response to this, a group from St John's Hoxton along with other partners in Hackney & Islington Citizens ran a digital inclusion campaign, and were successful in procuring donations of cash and equipment so as to provide over 200 laptops to local households free of charge.

Several of our church members were involved in the preparation and delivery of the London Citizens Mayoral Assembly – which was held online in April 2021. Sara Hunter was Creative Director for the assembly, and had involved children from our primary school in recording a performance piece for the assembly. Members of St John's were also involved in the fair energy campaign. Over 50 members of the church signed up to participate in the assembly online.

We continue to offer space in our Crypt to the Hackney Foodbank for a weekly distribution centre, but there is no active engagement in terms of church volunteers. Instead, energy has been focused on the development of a CAP Centre to support local people struggling with debt, and to run regular CAP Money courses to help people with household budgeting. Bosede Owa was recruited and trained to become a CAP Centre Manager and began working with clients in the autumn of 2021.

We continued to offer support to the Ivy St Family Centre in the first half of the year by allowing them to use our marquee in the church gardens. We also offered space to Care4Calais for clothes-banks and ESOL lessons. We offered space in our car park to the Refugee Community Kitchen every Saturday to serve a hot meal to local asylum seekers.

### *Leadership & Administration*

2021 was a 'hinge' year, as we drew our work under the 2016-21 Mission Action Plan to a conclusion and prepared to adopt and publish a new MAP for the period 2021-26. It was also a hinge year in the sense that we were still emerging from the Covid-19 pandemic

lockdowns of the previous year, and we didn't know really from month to month what level of restrictions would be in place. We were also careful to adopt a wise 'middle road' in relation to our activities as restrictions eased so as not to cause needless anxiety to those who were still very worried about Covid.

Consequently, we tried to keep the focus on doing core things well, rather than being over-ambitious in launching new projects. Our new 2021-26 MAP designated 2021-22 as a 'recovery year', with an emphasis on pastoral care and attending to people's mental and emotional health.

We experienced significant changes in our staffing during 2021. Revd Caroline Taylor reached the end of her Curacy in June 2021, and was appointed Vicar of Marton-in-Cleveland, a suburb of Middlesborough in the Diocese of York. We were delighted to send her out from St John's with love, appreciation and affection. Several members of the church attended her installation service, and we were able to assist with worship and live-streaming the service.

To ensure continued Clergy support, we were pleased to appoint Revd Rachel Greaves-Brown to join our team as Associate Vicar on a one-year license. She is working part-time, but in addition to providing valuable support for worship services in preaching and presiding at Holy Communion, she has also taken responsibility for developing a Pastoral Care Strategy and team, as well as leading the Sanctuary Course supporting mental and emotional health.

Andrew Large continued as an Ordinand on placement here at St John's Hoxton, but was joined in the autumn by Louise Cathrow. Both are final year ordinands at St Mellitus College, and both will serve their Title Posts as Curates here at St John's Hoxton from 1<sup>st</sup> July 2022. Louise will be a stipendiary (paid) curate working full-time, and Andrew will continue as a self-supporting member of the clergy team. Other Ordinands from St John's Hoxton in training include Freya Bradley, Josh Richards and Stephen Curtis. We were delighted to learn that Zoe Mathias, formerly on our team, was also beginning to train for ordination at Ridley Hall.

Our Operations Manager Nathan van Sittert began working full time at the start of the year and gave incredible support to the #LoveHoxton project as well as taking an active role in fundraising. He and his wife Alison also took on the responsibility of leading a Connect Group online for several months. It was with great sadness that we prepared to say goodbye to him when he was appointed at the end of the year to a new role as Director of Operations at All Souls Langham Place.

Bosede Owa changed role during the course of the year when she was recruited and trained to become a CAP Centre Manager. From the summer of 2021, she began her training, and then has begun to work with clients supporting them in becoming debt-free. Jeremy Fallow expanded his role from his duties as Worship Ministry Assistant to become Office & Ministry Administrator in the summer. We were sad to learn of a family illness that caused him to return to New Zealand early in 2022. As has already been mentioned, John Wyatt also left his role at the end of the year, meaning that we anticipated entering 2022 with three major vacancies to fill.

The most significant financial impacts on the church concerned fundraising, redevelopment works and asset-based income.

- We were delighted to be awarded grants by the Culture Recovery Fund in two rounds of awards. Without these grants we would have struggled to continue our mission and ministry programme to anywhere near the level we did. We commissioned a Business Plan as part of this funding award, and that has given us some steps to consider in improving our financial position in the future.
- One immediate change we made during 2021 was the decision to increase the price of car parking at St John's, and to register for VAT as a consequence. Sadly, we have seen a drop in the occupancy levels in the car park, in large part due to a lack of local building projects. The VAT payable means that the car park business is likely to contribute less than anticipated by way of profit donations. We are addressing this situation in 2022 to mitigate the losses.
- The condition survey commissioned from Cliveden Conservation was an expensive piece of work – over £25,000 was paid for health and safety works and detailed inspections and reports. The report reveals that the level of repair liability is around £600,000 – meaning that only a major development programme is a viable approach to tackling repairs.

Our income was greatly enhanced by the grants awarded during 2021, and this enabled us to continue our normal level of operations. However we also depended very heavily on the generosity of our congregation who continued to give generously throughout the year.

### *Building & Premises*

The fabric and goods of the church building were kept in good condition through most of the year by our Building & Premises Manager, Bryn Dye, and his assistant Christine Cummings.

During the year many areas of the building began to return to normal use after the disruption of the building closure during the first wave of the pandemic. Grants secured enabled us to buy and introduce high quality chairs for use at Sunday worship and through the week for multiple uses. These allow more flexibility than the pews. The pews have been largely removed from the main worship space and are stored on the side aisles or other suitable areas. This was done under a temporary re-ordering licence issued by our Archdeacon. We applied for a Faculty to dispose of the nave pews, but this matter is ongoing.

Another round of 'tap-testing' was commissioned from Cliveden Conservation to remove any loose stonework from the east façade and the tower. They were also commissioned to produce a detailed conservation report on the stonemasonry and rainwater goods. This included the provision of measured architectural drawings and 'ortho' photographs of the building. It was an expensive piece of work, but one that will be valuable in terms of future redevelopment planning.

All the electrical light fittings in the church gardens were replaced with LED versions to reduce our energy consumption and bills. The domestic boiler that powers the hall area was replaced. An inspection of the radiators revealed that corrosion required the valves on the radiators to be replaced. A programme of redecoration was carried out to repaint the gallery offices and entrance lobby. The offices were also recarpeted.

In the autumn, we discovered that three of the four main boilers that heat the church were condemned as being beyond repair. One of these was subsequently fixed using parts from one of the other faulty boilers, but we decided to proceed with the like-for-like replacement of two of the boilers.

### *#LoveHoxton Update*

Early in the year, a meeting with the DAC Secretary and Archdeacon suggested that we take the following actions to help make progress in our redevelopment plans:

1. Appoint a new Quinquennial Inspecting architect
2. Commission a detailed Condition Survey to understand the scope of repairs required
3. Engage a surveyor to produce a report examining our proposals in more detail regarding the works on the primary school site.

Each of these pieces of work were begun and / or completed during the year. We went about a competitive tender process to recruit a new QI architect. We agreed to appoint Alex Sherratt of Matthew Lloyd Architects to be our new inspecting architect. We commissioned Cliveden Conservation to produce a detailed condition survey, which revealed that around £600,000 worth of repairs and improvements to the stonemasonry and rainwater goods are required. We engaged Will Saxby to produce a surveyor's report on the school site proposals, and we're awaiting completion of this work.

We remain frustrated by the slow pace of progress on the redevelopment plans, and we're still hoping that some form of closer working relationship might be possible with the Diocesan team in the future. We have also received estimates from two specialist heritage firms for the production of a Statement of Significance and Conservation Statement. We hope to advance this work during 2022.

The project aims are summarised under the following headings:

- 1) CONSERVE: Conserve and enhance this amazing Grade II\* listed Georgian church, including a. ceiling and roof repairs; b. improved heating and lighting; c. enhanced seating and AV provision; and d. fully accessible toilets.
- 2) CREATE: Create fully accessible new church and community facilities by constructing an annexe and refurbishing the existing crypt.
- 3) CONTRIBUTE: Contribute c25-30 genuinely affordable, permanently rented flats for the Hoxton neighbourhood as well as new school and community sport facilities.

### *Concluding Remarks*

An amazing array of people have contributed to the worship, mission and ministry of the church over the past year – too many to list by name. However, we'd like to pay tribute in particular to our staff team who continues to work tirelessly through the week to support the life of our church.

Jessica Agboola – O4G Project Assistant  
 Bryn Dye – Building & Premises Manager  
 Chris Cummings – B&P Assistant  
 Will Ingle – Stepney Intern  
 Ruth Etang – Children's Minister  
 Jeremy Fallow – Administrator

Sara Hunter – O4G Project Manager  
 David Nye – Youth Outreach Worker  
 Bosede Owa – Pastoral Care Minister  
 Caleb Millar – Kids's Ministry Assistant  
 John Wyatt – Youth & Worship Minister  
 Nathan van Sittert – Operations Manager

## Financial Review

### *Risk Policy*

The PCC has examined the principal areas of the church's operations and considered what major risks may arise in each of these areas. In the opinion of the PCC the church has established resources and review systems which, under normal conditions, should allow the risks identified by them to be mitigated to an acceptable level in its day to day operations.

### *Reserves Policy*

The policy of the PCC is that the unrestricted funds not committed or invested in tangible fixed assets and fixed asset investments ('the free reserves') held by the church should reach three months normal running costs. At the year ended 31<sup>st</sup> December 2021, the free reserves had not reached this level and the PCC is striving to meet this as soon as possible. Our 2022 budget is set as a balanced budget, but without any allocation to reserves. We continue to hope that increased income and cost control may enable us to allocate some funds to reserves.

### *Pensions Policy*

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

CWPF has two sections: 1) the Defined Benefits Scheme; and 2) the Pension Builder Scheme, which has two subsections: i. a deferred annuity section known as Pension Builder Classic, and, ii. a cash balance section known as Pension Builder 2014. Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

*Pension Builder Classic* provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

*Pension Builder 2014* is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable (2021: £6,337, 2020: £4,426).



A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2019. The next valuation is due as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a deficit of £4.8m on the ongoing assumptions used. At the most recent annual review, the Board chose to grant a discretionary bonus of 3% following improvements in the funding position over 2021. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £5.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

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

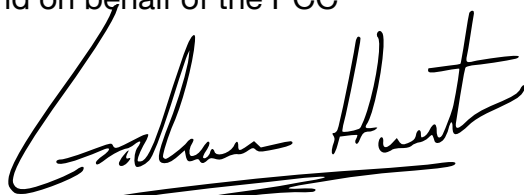
### *Statement of PCC Members Responsibilities*

The PCC Members are required to ensure financial statements are prepared for each financial year which give a true and fair view of the state of affairs of the PCC and of the surplus or deficit of the PCC for that period. In preparing those financial statements, the PCC Members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the PCC will continue in operation

The PCC Members are responsible for ensuring proper accounting records are kept which disclose with reasonable accuracy at any time the financial position of the PCC and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities Statement of Recommended Practice (FRS102) 2019 and the Church Accounting Regulations 2006. In addition, they are responsible for safeguarding the assets of the PCC and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

For and on behalf of the PCC



Revd Graham Hunter – Vicar / Chair of Trustees

**12/4/2022**

Date

## Independent Examiners Report

### *To The Trustees On The Unaudited Accounts Of The Parish Of St John's Hoxton*

I report to the trustees, being the members of the Parochial Church Council ("PCC"), on my examination of the accounts of St John's Hoxton for the year ended 31 December 2021, which are set out on pages 19 to 28.

### *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.

I report in respect of my examination of the trustee's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

### *Independent examiner's statement*

Since the company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, 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.



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*Chris Goodhead*

27 April 2022

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*Date*

C J Goodhead FCA  
Knight Goodhead Ltd  
Chartered Accountants

## Financial Statements – Statement of Financial Activity

For the year ended 31<sup>st</sup> December 2021

	Note	Unrestricted Funds	Restricted Funds	TOTAL FUNDS	Unrestricted Funds	Restricted Funds	TOTAL FUNDS
		2021			2020		
		£	£	£	£	£	£
<b>INCOME FROM:</b>							
Voluntary Income		102,078	9,320	111,397	100,807	19,408	120,215
Activities for Generating funds		109,026	2,600	111,626	83,804	1,900	85,704
Other sourced income		14,622	-	14,622	4,235	-	4,235
Grant Income		156,815	12,882	169,697	51,000	57,828	108,828
Management Company		91,851	12,000	103,851	68,260	12,000	80,260
<b>TOTAL INCOME</b>	<b>2</b>	<b>474,391</b>	<b>36,802</b>	<b>511,193</b>	<b>308,106</b>	<b>91,136</b>	<b>399,242</b>
<b>EXPENDITURE ON:</b>							
Charitable Activities		447,297	71,810	519,107	284,914	69,826	354,740
Governance Costs		-	-	-	-	-	-
Management Company		15,940	-	15,940	599	-	599
<b>TOTAL EXPENDITURE</b>	<b>2</b>	<b>463,237</b>	<b>71,810</b>	<b>535,047</b>	<b>285,513</b>	<b>69,826</b>	<b>355,339</b>
<b>NET INCOME/(EXPENDITURE) BEFORE TRANSFER OF FUNDS</b>		<b>11,154</b>	<b>(35,008)</b>	<b>(23,854)</b>	<b>22,593</b>	<b>21,310</b>	<b>43,903</b>
Gross transfer in funds out		24	-	-	-	-	-
Gross transfer in funds in		-	24	-	-	-	-
<b>NET MOVEMENT IN FUNDS</b>		<b>11,130</b>	<b>(34,984)</b>	<b>(23,854)</b>	<b>22,593</b>	<b>21,310</b>	<b>43,903</b>
Balances brought forward at 1 January 2021		67,460	49,331	116,791	44,868	28,020	72,888
<b>BALANCES CARRIED FORWARD AT 31 DECEMBER 2021</b>		<b>78,590</b>	<b>14,347</b>	<b>92,937</b>	<b>67,460</b>	<b>49,331</b>	<b>116,791</b>
<b>Represented by</b>							
<b>Unrestricted</b>							
General fund		36,244	-	36,244	25,059	-	25,059
<b>Designated</b>							
Free Reserves		40,000	-	40,000	40,000	-	40,000
Vicar's Discretionary Fund		-	-	-	-	-	-
Vicarage Maintenance		2,346	-	2,346	2,401	-	2,401
PCC Grants & Donations		-	-	-	-	-	-
Agency collection		-	-	-	-	-	-
<b>Restricted</b>							
Holiday & Retreat Bursary Fund		-	2,834	2,834	-	2,332	2,332
Restricted Benevolent Fund		-	1,278	1,278	-	602	602
Restricted Salary		-	914	914	-	7,749	7,749
#LoveHoxton		-	8,321	8,321	-	17,448	17,448
Balanced Life		-	-	-	-	1,200	1,200
Digital Poverty		-	1,000	1,000	-	20,000	20,000
Restricted - General		-	-	-	-	-	-
<b>Total funds</b>		<b>78,590</b>	<b>14,347</b>	<b>92,937</b>	<b>67,460</b>	<b>49,331</b>	<b>116,791</b>

## Financial Statements – Balance Sheet

	Note	Group		Church	
		2021 £	2020 £	2021 £	2020 £
<b>FIXED ASSETS</b>					
PA/AV Equipment	5	2,201	3,046	2,201	3,046
Fixed Assets	5	1,156	1,564	1,156	1,564
Investments	12	0	0	10	10
		<b>3,357</b>	<b>4,610</b>	<b>3,367</b>	<b>4,620</b>
<b>CURRENT ASSETS</b>					
Main Church Account		52,108	69,267	52,108	69,267
Business Deposit - Restricted		6,091	5,479	6,091	5,479
Business Deposit - Reserves		27,074	30,122	27,074	30,122
Management Company current account		671	7,213	0	0
Petty Cash		150	150	150	150
Accrued income			0	0	0
Prepayments	6	4,884	5,184	4,884	5,184
Accounts Receivable	6	16,251	17,555	16,921	24,625
		<b>107,229</b>	<b>134,970</b>	<b>107,228</b>	<b>134,827</b>
<b>LIABILITIES</b>					
Agency Collections		618	1,479	618	1,479
Accruals		1,500	1,890	1,500	1,890
Deposits for Room Hire		550	550	550	550
Pension Payable		1,047	916	1,047	916
Accounts Payable		8,705	17,950	8,705	17,950
VAT Liability		5,229	0	0	0
Creditors due within one year	7	<b>(17,649)</b>	<b>(22,785)</b>	<b>(12,420)</b>	<b>(22,785)</b>
<b>NET CURRENT ASSETS</b>		<b>89,580</b>	<b>112,185</b>	<b>94,808</b>	<b>116,662</b>
<b>NET ASSETS</b>		<b>92,937</b>	<b>116,791</b>	<b>98,176</b>	<b>116,662</b>
<b>RESERVES</b>					
Excess/ (deficit) to date		(23,853)	43,902	(18,486)	43,902
Starting Balances		116,791	72,889	116,662	72,760
		<b>92,938</b>	<b>116,791</b>	<b>98,176</b>	<b>116,662</b>
<b>FUNDS</b>					
Unrestricted	11	36,244	25,059	41,483	24,929
Designated		42,346	42,401	42,346	42,401
Restricted		14,347	49,331	14,347	49,331
		<b>92,937</b>	<b>116,791</b>	<b>98,176</b>	<b>116,662</b>



Revd Graham Hunter – Vicar / Chair of Trustees

**12/4/2022**

Date



Aaron Rodewald – Treasurer

**14/4/2022**

Date

## Financial Statements – Summary of Income & Expenditure

### GROUP

#### INCOME

	Unrestricted Funds	Restricted Funds	Total Funds	Unrestricted Funds	Restricted Funds	Total Funds
	2021			2020		
	£	£	£	£	£	£
Voluntary Income	102,078	9,320	111,397	100,807	19,408	120,215
Asset Based Income	199,945	12,000	211,945	151,926	12,000	163,926
Traded Services	932	2,600	3,532	137	1,900	2,037
Grant	156,815	12,882	169,697	51,000	32,250	83,250
Other Income	14,622	-	14,622	4,235	-	4,235
<b>TOTAL INCOME</b>	<b>474,391</b>	<b>36,802</b>	<b>511,193</b>	<b>308,105</b>	<b>65,558</b>	<b>373,663</b>

#### EXPENDITURE

	Unrestricted Funds	Restricted Funds	Total Funds	Unrestricted Funds	Restricted Funds	Total Funds
	2021			2020		
	£	£	£	£	£	£
Grants & Donations	7,697	0	7,697	6,644	8,226	14,870
Common Fund Overhead	72,000	-	72,000	66,000	-	66,000
Building & Premises costs	124,834	14,797	139,631	50,996	5,822	56,819
Mission & Ministry	59,675	28,543	88,218	40,648	8,059	48,707
Office & Administration	45,286	4,160	49,445	39,337	447	39,784
Misc Other						
Salaries						
Ministry Team	75,715	10,390	86,106	48,083	9,694	57,777
Operational Team	71,831	12,000	83,831	31,002	12,000	43,002
Employment Costs	6,199	1,920	8,119	2,803	25,578	28,381
<b>Total Expenditure</b>	<b>463,237</b>	<b>71,810</b>	<b>535,047</b>	<b>285,513</b>	<b>69,826</b>	<b>355,339</b>

### CHURCH

#### INCOME

	Unrestricted Funds	Restricted Funds	Total Funds	Unrestricted Funds	Restricted Funds	Total Funds
	2021			2020		
	£	£	£	£	£	£
Voluntary Income	165,278	9,320	174,597	150,467	19,408	169,876
Asset Based Income	116,739	-	116,739	81,602	-	81,602
Traded Services	932	14,600	15,532	137	13,900	14,037
Grant	156,815	12,882	169,697	51,000	57,828	108,828
Other Income	14,623	-	14,623	4,235	-	4,235
<b>TOTAL INCOME</b>	<b>454,386</b>	<b>36,802</b>	<b>491,188</b>	<b>287,441</b>	<b>91,136</b>	<b>378,577</b>

#### EXPENDITURE

	Unrestricted Funds	Restricted Funds	Total Funds	Unrestricted Funds	Restricted Funds	Total Funds
	2021			2020		
	£	£	£	£	£	£
Grants & Donations	7,697	0	7,697	6,644	8,226	14,870
Common Fund Overhead	72,000	-	72,000	66,000	-	66,000
Building & Premises costs	124,417	14,797	139,214	50,597	5,822	56,420
Mission & Ministry	59,596	28,543	88,139	40,448	8,059	48,507
Office & Administration	20,409	4,160	24,569	19,272	447	19,719
Misc Other						
Salaries						
Ministry Team	75,715	10,390	86,106	48,083	9,694	57,777
Operational Team	71,831	12,000	83,831	31,002	12,000	43,002
Employment Costs	6,199	1,920	8,119	2,803	25,578	28,381
<b>Total Expenditure</b>	<b>437,864</b>	<b>71,810</b>	<b>509,674</b>	<b>264,849</b>	<b>69,826</b>	<b>334,675</b>

## Financial Statements – Cashflow

	Notes	2021 £	2020 £
NET CASH FLOW PROVIDED BY OPERATING ACTIVITIES	1	(26,150)	62,891
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received		13	32
Purchase of fixed assets		-	(2,067)
CASH FLOWS FROM FINANCING ACTIVITIES			
Interest paid		-	-
NET CASH FLOW	2	<u>(26,137)</u>	<u>60,856</u>

The charity had £nil debt at the beginning and end of the year.

### NOTES TO THE CONSOLIDATED CASHFLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2020

#### RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021 £	2020 £
Net movement in funds for the year	(23,853)	43,903
Investment income	(13)	(32)
Depreciation	1,252	2,210
Decrease / (Increase) in debtors	1,604	11,031
Increase/(decrease) in creditors	(5,140)	5,779
Net cash flow from operating activities	<u>(26,150)</u>	<u>62,891</u>
NET CASH AND CASH EQUIVALENTS MOVEMENT	2021 £	2020 £
Cash at the end of the year	86,094	112,231
Cash at start of the year	112,231	51,375
(Decrease)/increase in cash in the year	<u>(26,137)</u>	<u>60,856</u>

## Financial Statements – Notes

### 1. Accounting Policies

#### **Basis of preparation**

The financial statements have been prepared in accordance with the Church Accounting Regulations 2006 and 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2015.

The PCC 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 note(s).

#### **Reconciliation with previous Generally Accepted Accounting Practice**

In preparing the accounts, the PCC has considered whether in applying the accounting policies required by FRS 102 and the Charities SORP (FRS 102) the restatement of comparative items was required. No restatements have been considered necessary.

#### **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. Restricted funds are those donated for specific purposes.

#### **Income**

##### *Voluntary income and capital sources*

Donations and other income are recognised when received and an estimate of income tax recoverable is recognised when the related donations are recognised. Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is probable. Sales of books and magazines from the church bookstall are accounted for gross.

##### *Other income*

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

##### *Income from investments*

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue. Tax recoverable on such income is recognised in the same accounting year.

##### *Gains and losses on investments*

Realised gains or losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

##### *Grants*

Grants and donations are accounted for when paid over, or when awarded.

## Expenditure

### *Church activities*

The diocesan Common Fund is accounted for when paid. Any Common Fund unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the Balance Sheet.

Expenditure incurred in the operation of the church is classed as charitable activities.

## Fixed assets

### *Fixed assets used by the PCC*

In the absence of an actual cost, the insurance valuation has been used as the deemed cost for operational assets, with no depreciation charge being made during the year due to the long life of the asset and regular maintenance.

### *Consecrated property and moveable church furnishings*

Consecrated and beneficed property of any kind is excluded from the accounts by s.10 of the Charities Act 2011. Moveable church furnishings held by the Vicar and Churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted as inalienable property unless consecrated. They are listed in the church's Inventory which can be inspected (at any reasonable time). For inalienable property acquired prior to 2003 there is insufficient cost information available and therefore such assets are not valued in the accounts. No such items have been acquired since 1 January 2003. All expenditure incurred in the year on consecrated or beneficed buildings or on the repair of movable church furnishings acquired before 1 January 2003 is written off.

### *Other fixtures, fittings and office equipment*

Additions to buildings comprise refurbishment of the institute and are depreciated over their expected useful life of five years. Only items of greater than £1,500 are capitalised. Church worship equipment comprises a number of electrical and other items connected with sound, vision and worship. They will be depreciated over five years from date of first use. Computer and office equipment and furnishings are depreciated over four years from date of first use. Catering equipment is written off over five years from date of first use. Church chairs are depreciated over ten years.

## Current assets

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

## 2. Staff Remuneration

The total number of staff employed during 2021 was 9. The highest paid member of staff was paid a gross salary of £30,000.

	<b>2021</b>	<b>2020</b>
	£	£
Wages and salaries (incl PAYE)	154,161	73,902
Job Retention Scheme	1,920	25,578
Social security costs	6,721	3,560
Employers pension costs	6,337	4,426
	<b>169,139</b>	<b>107,466</b>



### 3. Mission Grants & Special Collections

Our 2021 budget included an allocation of £8,000 to be given as mission grants to support both local and overseas charitable projects. In addition, we organised special collections and fundraising for particular charitable causes. These funds are raised from St John's Church voluntary giving, but are recorded as restricted due to their special purpose. Details of grants and collections are as follows:

Grant Recipient	Grant Amount	Purpose
Hackney Food Bank	£600.00	
London Citizens	£2,300.00	
Ivy Street Centre	£600.00	
Evangelical Alliance	£150.00	
Various Recipients	£2,179.00	
Ordinand Support	£1,300.00	
<b>Total</b>	<b>£7,129.00</b>	
Special Collection	Grant Amount	Purpose
Len And Eve Dye Memorial Fund	£171.62	
Love Christmas Appeal 2020 (Grocery Vouchers)	£64.29	<b>Match Funded</b>
Love Christmas Appeal 2021 (Grocery Vouchers)	£992.59	
Caroline Taylors Leaving Gift	£876.85	
Benevolent Fund	£190.09	
<b>Total</b>	<b>£2,295.44</b>	

### 4. Fixed Assets

PCC policy is to capitalise purchases of tangible assets with lifespan of over two years and cost of over £1,500. Assets are depreciated at variable rates according to lifespan.

	PA/AV Equipment £	Shipping Container £	Total £
<b>Actual/Revalued cost at 1 January 2021</b>			
	4,222	2,040	6,262
Additions during year	0	0	0
Disposals during year	0	0	0
At 31 December 2021	4,222	2,040	6,262
<b>Depreciation at 1 January 2021</b>	1,177	476	1,653
Charge for the year	844	408	1,252
Disposals during year			0
At 31 December 2021	2,021	884	2,905
<b>Net Book Value at 1 January 2021</b>	3,046	1,564	4,610
<b>At 31 December 2021</b>	<b>2,201</b>	<b>1,156</b>	<b>3,357</b>

Note: The Management company has no fixed assets.

## 5. Debtors

	Group		Church	
	2021 £	2020 £	2021 £	2020 £
Prepayments and accrued income	4,884	5,184	4,884	5,184
Other debtors	16,251	17,555	9,921	9,465
Amounts Due from subsidiary undertakings	0	0	7,000	15,161
<b>Total</b>	<b>21,135</b>	<b>22,739</b>	<b>21,805</b>	<b>29,809</b>

## 6. Creditors

(amounts falling due less than one year)

	Group		Church	
	2021 £	2020 £	2021 £	2020 £
Accounts Payable	8,705	17,950	8705	17,950
Agency collections	618	1,479	618	1,479
Deposit for room hire	550	550	550	550
Taxes & NI	1,047	916	1047	916
VAT	5,229	0	0	0
Accruals	1,500	1,890	1,500	1890
<b>Total Current Liabilities</b>	<b>17,649</b>	<b>22,785</b>	<b>12,420</b>	<b>22,785</b>

## 7. Contingent Liabilities

There were no contingent liabilities at the end of 31<sup>st</sup> December 2021. (2020: None)

## 8. Restricted Funds & Traded Services

During 2021, we benefited from funds granted by external donors, and traded services for Restricted purposes. Their details are as follows:

Donor	Purpose	Opening Balance £	Income £	Expenditure £	Write off to general funds £	Closing Balance £0
<b>Restricted #Love Hoxton</b>						
Various Donors	# Love Hoxton Project	17,448	267	14,194		3,521
Culture Recovery Fund Round 3	RIBA 1 Architects Fees #LH Project		4,800			4,800
<b>Restricted - Staff</b>						
Willats Trust	David Nye Salary		3,000	3,000		-
SJB Primary School	Childrens Minister Salary	-	2,600	2,604		4
SJHMC	Car Parking Staffing	-	12,000	12,000		-
Private Donor	CAP Debt Centre/ LYN Project	7,749	6,250	13,081		918
London Diocesan Fund	Balanced Life	1,200	-	1,200		-
HMRC	Job Retention Scheme	-	1,920	1,920		-
<b>Restricted - Projects</b>						
Amazon	Digital Poverty	20,000	-	20,000		-
Church Urban Fund	Digital Inclusion Campaign		1,600	1,600		-
<b>Restricted - General (Special Appeals / Small Grant)</b>						
Various Donors	Holiday Bursary Fund	2,332	502	-		2,834
Neighbourly O2 Grant	Digital Inclusion Campaign	-	1,000	-		1,000

Church Revitalisation Trust	Christmas Appeal 2020 Match Funding		562	562		
Various Donors	Len and Eve Dye Memorial	-	172	-		172
Various Donors	Christmas Appeal 2020	-	64	64		-
Various Donors	Benevolent Fund	602	1,183	679		1,106
Various Donors	Taylor's Leaving Gift		882	906	24	-
<b>Total Restricted funds</b>		<b>49,331</b>	<b>36,802</b>	<b>71,810</b>	<b>24</b>	<b>14,348</b>

The PCC would like to express our sincere thanks to all those who have so generously contributed to the mission of the church during 2021.

## 9. Analysis Of Net Assets By Fund

	2021			2020		
	Unrestrict ed Funds	Restrict ed Funds	TOTAL FUNDS	Unrestrict ed Funds	Restricted Funds	TOTAL FUNDS
Cash & deposit balances	71,746	14,348	86,094	56,015	56,216	112,231
Fixed Assets	3,357	-	3,357	4,610	-	4,610
Other Assets	21,139		21,139	20,525	2,214	22,739
Total Assets	96,243	14,348	110,591	81,150	58,430	139,580
Current Liabilities	(17,649)	-	(17,649)	(13,686)	(9,099)	(22,785)
	<b>78,593</b>	<b>14,348</b>	<b>92,937</b>	<b>67,464</b>	<b>49,331</b>	<b>116,791</b>

## 10. Investments

The PCC of St John's Hoxton owns the controlling share of the St John's Hoxton Management Company. Value £10.00

## 11. Additional Notes – Related Organisations

The Incumbent's wife, Sara Hunter, was contracted to deliver a community organising project funded by a grant. Staff working expenses are reimbursed according to our Staff Expenses Agreement. These include working expenses reimbursed to the Incumbent, Revd Graham Hunter. Declarations of interest are recorded at meetings where relevant. Other than these, there are no related party transactions.

Related Party Payments & Purpose			
Name	Purpose	Relationship	Amount (£)
David Nye	Youth Worker	Husband of PCC Member	6,933
Sara Hunter (LLM)	Community Organising – O4G Psalms & Stretches Instructor	Wife of PCC Member	7,742

Revd Graham Hunter holds a number of senior governance roles in related organisations:

- Streetlevel (Chair of Trustees)
- Primary Advantage Federation (Foundation Governor)
- London Diocesan Fund (Trustee / Director)
- Hackney Children & Young People Scrutiny Commission (Co-opted Member)
- Haberdashers' Company Charities Committee (Member)

## *12. Additional Notes – Trustee Donations*

As members of St John's Church, it is normal for PCC members to give voluntary financial contributions to support the mission of the church. It is believed that in 2021, these contributions amounted to around £35,808. (2020 £38,190)