



**STOCKPORT PARISH CHURCH
(ST MARY'S IN THE MARKETPLACE)**

**ANNUAL
&
TREASURERS REPORT
2016/17**

Susan M Heap FCIS MBCS

**Prepared for the Parochial Church Council
of St Mary's Stockport for presentation
at the Annual Parochial Church Meeting -
11th April 2017.**

*Accounts received at the PCC meeting held Sunday,
2nd April 2017*

CONTENTS

Section	Item	Page Number
1	Introduction	2
2	Administrative Information	4
3	Parochial Church Council	4
4	Structure, Governance and Management	5
5	Deanery Synod	5
6	The Electoral Roll	5
7	Protecting and Safeguarding	6
8	Financial Issues	6
9	Treasurers Report	7
	Balance Sheet	8
	Statement of Financial Activities	9
	Restricted Funds responsibility of the PCC	15
	Parish Share	16
	Accountants Report	17
10	Independent Examiners	17
11	Restoration & Conservation of St Mary's	18
12	St Mary's Building Report (outstanding from Quinquennial Inspection/Insurers Reports)	19
13	Performance and Achievements	21
14	Nave Cafe	23
15	St Andrews Community Church	24
16	Health & Safety	25
17	Copyright and Performing Rights	25
18	Preparation of "Parish Profile" & Growth Action Planning	25
19	Stockport Heritage Trust	26
20	Report of the Churchwardens on the fabric of St Mary's (including summary of issues as identified to date)	26
21	Report of the PCC Secretary	28
22	Report of the Electoral Roll Officer	29
23	Report of the Parish Safeguarding Co-ordinator	29

1. Introduction

1.1 2016 has been a year of significant change following the retirement of the Rev Roger Scoones (Rector) officially at the end of April (Roger's last service actually being Easter Sunday).

1.2 Received in June 2016

DIOCESE OF CHESTER
BENEFICE OF STOCKPORT ST MARY
NOTICE OF SUSPENSION OF PRESENTATION
MISSION AND PASTORAL MEASURE 2011

TO ALL PERSONS to whom these presents shall come
We PETER by divine Permission LORD BISHOP OF CHESTER
SEND GREETING

WHEREAS:

- (1) The Benefice of Stockport St Mary in Our Diocese of Chester is now vacant:
- (2) The Mission and Pastoral Committee of Our said Diocese has consented to the vacancy in the said Benefice not being filled:
- (3) Consultations have been held as provided for in section 85 of the Mission and Pastoral Measure 2011:

NOW THEREFORE IT IS DECLARED that (subject to the provisions of section 85 of the said Measure the suspension may be terminated before the date on which it would otherwise expire) the said vacancy in the Benefice of Stockport St Mary in Our Diocese of Chester shall not be filled during the period of five years from the date hereof:

DATED this 1st day of June in the year of our Lord two thousand and sixteen and in the twentieth year of Our Consecration

Document dated: 1st June 2016.

Signed: Bishop Peter

1.3 It has for years been apparent that the Parish is financially unsustainable, with our long history of not being able to pay our Parish Share in full. This situation is clearly unacceptable to the Diocese and clearly obvious that the position of Stockport St Mary would need to be reviewed, now in a vacancy situation.

1.4 We have continued "business as usual" in an Interregnum situation nearly twelve months, with little change to our normal schedule of services and programme of events

- 1.5 It is with thanks to Rev Canon John Briggs for taking responsibility for our Tuesday lunch-time services, so popular with our Tuesday congregation and to Rev Andy Williams for undertaking the majority of our Tuesday morning Holy Communion Services, along with Rev Ken Kenrick.
- 1.6 Our Sunday services have seen various visiting Clergy as well as Readers which has made our worship varied and interesting in these times of uncertainty. Our special thanks to Rev David Parker who kindly adopted us for as long as he was able to do so, and also to all those others not listed by name in this report. Your help to us has been most valued and appreciated.
- 1.7 We enter the second year of the Interregnum with the kind offer of a six month part-time secondment from Rev Mike Newman – Associate Minister from St Cuthbert’s, Cheadle.
- 1.8 The next few months offer the opportunity to develop further our plans for the future, in consultation with the Bishop of Stockport, Archdeacon of Macclesfield and other representatives from the Diocese.
- 1.9 For the record it is noted here that St Mary’s Rectory is presently rented out to private tenants, all income from which is paid directly to the Diocese. Our responsibilities of looking after the premises ceasing when the keys were handed over to the Letting Agent.
- 1.10 We look forward to the year ahead, along with all its challenges and pray for guidance as we continue to plan our future.

2. Administrative Information:

Stockport Parish Church (St Mary's in the Marketplace)
Churchgate, Stockport, SK1 1YG.

St Mary's & St Andrew's Parish Office (from April 2017)
St Andrews Community Church, Hall Street, Stockport, SK1 4DA

Temporary Correspondence address: 127 Shearwater Road, Offerton, Stockport, SK2 5UZ

Telephone contact numbers:	St Mary's Church:	0161 480 1815
	St Mary's & St Andrew's Parish Office :	0161 429 6564
	Mobile (SMHeap)	07969 101335

Email: st.marysstockport@gmail.com

web: stmarysinthemarketplace.com

3. Parochial Church Council (PCC)

The PCC is an "exempted" charity subject to all relevant legislation and requirements of Church Representation Rules.

Membership for 2016:

Rural Dean:	Rev Canon Diane V Cookson
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Churchwardens:	Adam Pinder*
	Sue Heap

Reader:	Rita Waters
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PCC Secretary	Catriona Smith
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Elected [for 2014/15&16]	Margaret Forster [Electoral Roll Officer]
	Yvonne Ingham
	Carol Taylor [Parish Safeguarding Co-ordinator]

Elected [for 2015/16&17]	David Andrews
	Isobel Clarkson
	Ann West

Elected [for 2016/17&18]	Pat Birch
	Tony Marsh

*Representatives of Deanery Synod
PCC Treasurer

Duties undertaken by Churchwardens

4. Structure, Governance and Management

4.1 The PCC is legally identified as a body corporate having perpetual succession. Members are classified as being “Charity Trustees”. A Charity Trustee must NOT receive any payment from the Church (including fees but not expenses) without the express permission of the Charity Commission. It should be noted that membership of the PCC is prohibited to anyone who is involved in any Individual Voluntary Arrangements (IVA’s) under the Charities Act 2011.

4.2 Under normal circumstances it would be the duty of the Rector and the Parochial Church Council to consult together on matters of general concern and importance to the parish. The PCC would meet on a monthly basis – taking a break over summer and Christmas. Additional meetings being called as necessary.

4.3 However, since the end of April 2016 following the retirement of the Rector the Parish is presently in an Interregnum with overall responsibility resting with Archdeacon of Macclesfield and Rural Dean (Stockport Deanery) as “Priest in Charge”.

4.4 As required meetings are held between the Rural Dean and the Wardens, or with the Archdeacon of Macclesfield/Bishop of Stockport. Meetings of the PCC being held less frequently, as the need arises.

4.5. An independent Project Management Group still exists for the purpose of planning and progressing the various phases of Restoration, Conservation and Re-ordering of the Church.

4.6 The Rector, had since 2011, the benefit of administrative assistance/support following the volunteer appointment of a Personal Administrator. That person is presently one of the Churchwardens as well as Church Administrator.

5. Deanery Synod

St Mary’s was entitled to ONE laity representative on the Stockport Deanery Synod to hold office for a period of three years, (there being no election in 2016). This will increase to TWO members from 2017 due to increase in membership on the qualifying electoral role. Regular feedback was given to the Parochial Church Council by our elected representative.

6. The Electoral Roll

St Mary’s is required (Church Representation Rules) to produce a church electoral roll (known as “the roll”) on which the names of lay persons are recorded.

Our thanks to Margaret Forster for maintaining “the roll” for another year.

See report of the Electoral Roll Officer

7. Protecting and Safeguarding

7.1 St Mary' is required to appoint a Protecting and Safeguarding Co-ordinator and to observe the requirements of the "Safeguarding & Vulnerability Policy and Procedure –'Safe in our care'" documentation.

7.2 The Diocese in 2013 stopped processing paper DBS application forms – all applications are now made electronically. Our representative has therefore been required to learn new systems and procedures and to attend various training sessions.

7.3 Our thanks to Carol Taylor for agreeing to undertake the responsibilities of the Protecting & Safeguarding Co-ordinator and for attending all the necessary training/updating sessions and for making available for church use her own computer equipment etc.

See report of the Protecting & Safeguarding Co-ordinator

8. Financial Issues

8.1 St Mary's Parochial Church Council (PCC) is an "exempted" charity (not at this time registered with the Charities Commission) and as such is required to report clearly and fully on all money received and spent.

8.2 Our year end accounts are completed using the "Accruals" method where all financially valuable resources and their movements are shown.

8.3 Our accounts remain subject to external scrutiny and we continue to have the services of Haskell Woolfe, Accountants.

8.4 VAT registration. The income from those areas which would normally be subject to VAT remain below the VAT threshold for 2016

8.5 A full copy of our accounts are held electronically with a shorter version available on hand copy format. Areas showing personal details will always be deleted before general viewing is allowed for the purposes of confidentiality and data protection.

8.6 The main areas identified in this report relate to the "business end" of running St Mary's, with an explanation of monies held for "Specific Purposes" and Investments held and controlled by the PCC.

9. Treasurers Report for the financial year ending 31st December 2016

9.1 The role of Treasurer has this year been a joint undertaking performed by the Churchwardens, and it has been very much “business as normal” – with thanks to Frank and Isobel for undertaking the weekly “cashing up” process (along with others as recruited to help), and to Yvonne and Sheila (our Café Cashiers). I continue to maintain the “books” (or rather Excel Spreadsheets) on a week to week basis keeping them up-to-date, paying the bills and doing the banking, with Adam completing the year-end summaries and accounts in preparation for our annual audit.

9.2 Our thanks are given to the Bishop of Stockport, The Archdeacon of Macclesfield and the Rural Dean for their guidance during the last financial year, in particular since St Mary’s entered into unchartered waters following the retirement of the Rector at Easter last year.

9.3 Assistance from other members of the team at Church House has been greatly appreciated in particularly regarding St Mary’s Rectory and other “Interregnum” issues.

9.4 Thanks too, to all members of the Parochial Church Council for their support during the year and special thanks once again to George Booth and his team from Haskell Woolfe Accountants for their assistance in the checking of our accounts for 2016 and for the issue of the Accountants Report.

9.5 Our year end accounts continue to be produced using the “accruals” method, HOWEVER greater emphasis has this year (on the recommendation of the Diocese) been given to including on the balance sheet a true reflection of the debts outstanding in relation to our inability to pay our Parish Share and therefore find ourselves continually unsustainable financially. Clearly this has for many years been of serious concern, but now more important in an Interregnum situation where we are obviously unable to pay for a full-time Rector or have the means to clear the arrears.

9.6 The accounts speak for themselves, taking out of the equation the debt to the Diocese up to December 2015, our Income & Expenditure Summaries outline an overall excess of payments due against our income for the year (again showing the shortfall for the 2016 Parish Share).

9.7 Our expenditure is without doubt higher than our income, however we have managed to balance the books on a day to day basis and keep the balance at the bank in the black.

9.8 Nothing would be better than to be able to report that our finances were much improved, that we were able to “pay our way” and that we were satisfactorily working our way through the list of outstanding work that’s needs to be undertaken. Regrettably this is far from the case, as explained later in this report.

9.9 Balance Sheet as at 31st December 2016

CURRENT ASSETS

2016 Debtors Accruals	510.00
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Cash at bank	7,127.85
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Net current assets	<u>7,637.85</u>
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PARISH FUNDS

Unrestricted	1,626.58
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Restricted	-
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Endowment	-
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Doubtful Debts	142,892.00
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Doubtful Debts - Current Year	25,760.00
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Total current Assets	<u>170,278.58</u>
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NET ASSETS	<u><u>177,916.43</u></u>
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CURRENT LIABILITIES

Creditors Accruals >1yr	142,892.00
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Creditors Accruals - Current Year	25,760.00
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2016 Creditors Accruals	9,264.43
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2015 accruals written off	-
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NET LIABILITIES	<u><u>177,916.43</u></u>
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Note: Excludes Stocks, Shares, Appeal & Other Restricted Accounts

9.10 Statement of Financial Activity for the year ending 31st December 2016

note this excludes all restricted funds.

	2016	2015
INCOME		
	£	£
Planned Giving	14,436.60	14,403.00
	£	£
Donations	6,873.59	14,583.66
	£	£
Bequests & Donations	15,236.67	-
	£	£
Church Plate Collection	5,332.25	3,725.30
	£	£
Commercial	5,939.39	11,325.01
	£	£
Nave Café Income	16,424.00	19,781.15
	£	£
Fees	4,676.00	4,730.00
	£	£
Banking	11.10	13.50
	£	£
St Andrews Income	7,910.00	9,605.00
	£	£
	76,839.60	78,166.62

EXPENDITURE

	£	£
Donations to other organisations	751.90	1,264.50
	£	£
Payments Outside the Parish	21,151.73	22,753.08
St Mary's Parish Church (premises and associated costs)	£	£
	28,529.39	34,119.40
	£	£
Nave Café Costs	8,356.86	9,058.77
	£	£
St Andrews Costs	6,737.64	4,111.65
	£	£
Ordinary Payments	3,477.75	4,403.30
	£	£
Appeal	13,870.72	3,905.63
	<u>£</u>	<u>£</u>
	82,875.99	79,616.33
<hr/>		
	£	£
NET GAINS / (LOSSES)	(6,036.39)	(1,449.71)
<hr/>		
	£	£
BALANCE BROUGHT FORWARD 1 JANUARY	4,409.81	5,859.52
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	£	£
BALANCE CARRIED FORWARD 31 DECEMBER	(1,626.58)	4,409.81
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Opening	£
Balance	12,643.85
	£
Reversals	8,234.04
2016	£
Receipts	92,546.70
2016	-£
Payments	85,418.85
	-£
Accruals	8,754.43
	£
Write Offs	-
Final	
Balance @	-£
31/12/2016	6,607.46
	<hr/>
	-£
	6,607.46
Check	0.00

St Mary's in the Market Place**2016 Annual Accounts****Ministry****Income**

		£
Planned Giving		14,436.60
		£
Church Plate Collection	General	2,750.89
		£
Church Plate Collection	Specific	2,581.36
		£
Fees	Assigned	2,120.00
		£
		21,888.85

Expenditure

		£
Payments Outside the Parish	Parish Share	18,000.00
Payments Outside the Parish	Parish Share - Underpayment	-
		£
Payments Outside the Parish	Assigned Fees	860.20
		£
Payments Outside the Parish	Deanery Exp	109.00
		£
Payments Outside the Parish	Audit Fees	240.00
		£
Payments Outside the Parish	Retired Clergy Fees	577.40
		£
Payments Outside the Parish	Fees & Charges	501.76
		£
Payments Outside the Parish	Rectory - Council Tax	370.14
		£
Payments Outside the Parish	Rectory - Water Services	92.46
		£
Payments Outside the Parish	Rectory - Utilities	400.77
		£
		21,151.73

GAINS / (LOSSES)**£ 737.12**

St Marys**Income**

		£
Donations		6,873.59
		£
Bequests & Donations		15,236.67
		£
Commercial	Candles	1,435.50
		£
Commercial	Cards/Mags/Calendars	504.00
		£
Commercial	Events	2,439.89
		£
Commercial	Heritage Rent	1,560.00
		£
Nave Café Income		16,424.00
		£
Banking	Interest	11.10
		£
Fees	Insurance Claims	2,556.00
		£
		47,040.75

Expenditure

St Mary's Parish Church (premises and associated costs)		£
	Gas	10,277.00
St Mary's Parish Church (premises and associated costs)		£
	Electricity	3,460.96
St Mary's Parish Church (premises and associated costs)		£
	Water	1,026.91
St Mary's Parish Church (premises and associated costs)		£
	Insurance	6,146.80
St Mary's Parish Church (premises and associated costs)		£
	Telephone	1,133.47
St Mary's Parish Church (premises and associated costs)		£
	Contracted Services	524.64
St Mary's Parish Church (premises and associated costs)		£
	Furniture, Fittings & Equipment	875.96
St Mary's Parish Church (premises and associated costs)		£
	Repairs & Maintenance	4,463.93
St Mary's Parish Church (premises and associated costs)		£
	Caretaking Supplies	619.72
		£
Donations to other organisations	Children's Society	203.00
		£
Donations to other organisations	Shopmobility	42.00
		£
Donations to other organisations	Mayor of Stockport Charity	100.00
		£
Donations to other organisations	Age UK	121.00
		£
Donations to other organisations	Leprosy Mission	78.40

		£
Donations to other organisations	Wellspring	157.50
		£
Donations to other organisations	African Enterprise	50.00
		£
Nave Café Costs		8,356.86
		£
Ordinary Payments	Stationery (inc postage)	1,767.78
		£
Ordinary Payments	Photocopier	276.00
		£
Ordinary Payments	Printing - external supplier	370.00
		£
Ordinary Payments	Chester Diocesan News	111.55
		£
Ordinary Payments	Candles	405.71
		£
Ordinary Payments	CARDS etc for resale	47.31
		£
Ordinary Payments	Flowers & Wreaths	68.00
		£
Ordinary Payments	Parking	431.40
		£
Appeal		13,870.72
		<hr/>
		£
		54,986.62
		<hr/>

	£
GAINS / (LOSSES)	(7,945.87)
	<hr/>

**St Andrews
Income**

		£
St Andrews Income	Hire	7,605.00
		£
St Andrews Income	Appeal	305.00
		<u>£</u>
		7,910.00

Expenditure

		£
St Andrews Costs	Gas	2,758.78
		£
St Andrews Costs	Electricity	220.11
		£
St Andrews Costs	Water	399.74
		£
St Andrews Costs	Insurance	760.92
		£
St Andrews Costs	Grounds Maint	1,093.66
		£
St Andrews Costs	Repairs & Maintenance	1,504.43
		<u>£</u>
		6,737.64

	£
GAINS / (LOSSES)	1,172.36

GRAND TOTAL - GAINS / (LOSSES)	£ 6036.39)
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Check £
-

9.11 In addition to the Business Account (above) the PCC holds certain “restricted” funds and a minimal amount of investment in the form of shares.

Restricted Funds (responsibility of the PCC)

Appeal Account (Building)	Retention from Phase 6 (payment due to Receivers)	£31,912.57
Appeal Account (Interior)	£224.76	
Bequest received during the year	<u>£15,186.67</u>	£15,411.43
Business Reserve		£125.79
CCLA - Stipend Account	609067003D	£2,700.00
CCLA - Hallworth	609067002D	£1,734.23
CCLA - Stockport St Mary	609067001D	£670.41
CCLA - Curacy Account	609067001F	£4,761.00
Lloyds Service Account - obsolete		£952.00
Lloyds - 60day notice - obsolete		£365.24
		<u>£56,898.44</u>

INVESTMENTS

	<i>Market Value of</i>		<i>A/c</i>	
<i>Harold Beard Trust Fund</i>	<i>Shares</i>	<i>£63,126.09</i>	<i>10012605</i>	<i>£59.70</i>
			<i>A/c</i>	
RESTRICTED FUNDS	<i>Interest only available</i>		<i>43043402</i>	<u><i>£35,034.85</i></u>

9.12 Parish Share statement to 31st October 2016

9.12.1 The total balance of our Parish Share account (as issued by the Chester Diocesan Board of Finance) as at the 31st October 2016 is £162,303

2010 and prior arrears	2011 arrears	2012 arrears	2013 arrears	2014 arrears	2015 arrears	2016 arrears to date shown	Total Outstanding
£19,559	£21,630	£24,394	£26,565	£25,417	£25,417	£19,320	£162,303

This statement does not include Parish Share invoices for November or December 2016

9.12.2 We were given the opportunity to make some additional payments to reduce our balance (a) by sending a cheque (b) amending our standing order (c) adjusting our direct debit payment.

9.12.3 For 2017, we were informed that following approval of the annual budget at the Diocesan Synod meeting the Parish Share for St Mary's amounts to £44,854 payable as £3,737.85 per month.

9.12.4 Unfortunately and with great regret it was necessary to once again contact the Diocese and inform them that we are unable to pay the revised amount and to yet again request that the sum of £1500 continues to be collected by direct debit each month.

9.12.5 Equally unfortunate being the fact that we have no reserves upon which to pay any contribution towards to ever increasing arrears of Parish Share.

9.13 Copy of the Accountants Report completed by George Booth – Haskell Woolfe Accountants (original document on hard-copy file)

ST MARY'S PARISH CHURCH
STOCKPORT PAROCHIAL CHURCH COUNCIL
ACCOUNTANTS REPORT

This report on the accounts of the Stockport PCC for the year ended 31st December 2016 is in respect of an examination carried out under Regulation 3(3) of the Church Accounting Regulations 1997 and section 43 of the Charities Act 1993.

Respective Responsibilities of trustees and the accountant

As the members of the Stockport PCC, you are responsible for the preparation of the account; you consider that the audit requirements of Regulation 3(3) of the Church Accounting Regulations 1997 and section 43(2) of the Charities Act 1993 (the act) does not apply. It is my responsibility to insure this report on those accounts in accordance with the terms of Regulation 25 of the Church Accounting Regulations 1997 and Regulation 7 of the Charities (Accounting and Reporting) Regulations 1995.

Basis of independent accountants report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners under section 43(7)(b) of the Act and to be in the guidance from the CBF. That examination includes a review of the accounting records kept by the Stockport PCC and the comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion of the view given by the accounts.

Independent accountants' statement

In connection with my examinations, no matter has come to my attention:-

Which gives me any reasonable cause to believe that in any material respect the requirements?

- To keep accounting records in accordance with section 41 of the Act: and
- To prepare accounts which accord with the accounting records and to comply with the accounting Requirements of the Act, as also contained in the Church Accounting Regulation 1997

Have not been met: or

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

Haskell Woolfe

Haskell Woolfe
Accountants
255 Morton Road
Eccles
Manchester, M30 9PS

17th March 2017

10. Independent Examiners

10.1 It is a requirement of the Church Representation Rules that an independent examiner or auditor is appointed at the Annual Parochial Church Meeting. Our chosen external examiner being Haskell Woolfe, Accountants OF 112 Urmston Lane, Stretford, Manchester.

10.2 The Accountants Report is produced taking into consideration Regulation 3 (3) of the Church Accounting Regulations 1997, Section 43 of the Charities Act 1993 and Charities (Accounting and Reporting) Regulations 1995.

11. Restoration and Conservation St Mary's

Grade 1 Listed Building

11.1 Project Team:

Architect: John Prichard (Lloyd Evans Prichard of Manchester) Structural Engineer: Fred Tandy

Quantity Surveyor: Alison Kendal (Sumner Smith Ltd)

St Mary's Project Team: Project Director: Rev Canon John Briggs / Isobel Clarkson [Phase 6 Appeal Treasurer]

Sue Heap [Administrator]

11.2 On completion of Phase 6 it was decided for a number of reasons to "take a break" and not to plan to undertake further restoration and conservation during 2016.

11.3 Although works have been completed under Phase 6 it became quickly obvious that although the "retention period" ended in October there was little point in preparing a schedule of "snagging" works, since both our main contractors had found themselves in Administration.

11.4 The appropriate action was to note any works that would have been included in any snagging report and if necessary prepare a statement of the cost for these to offset against any amount payable to the Receivers of either company.

11.5 The year-end accounts show the amount held in retention for Phase 6 £31,912 pending settlement of final accounts in due course

11.6 The Project Group will now consider future work(s) that need to be undertaken to bring the premises up to standard as we plan to the future and look towards the "Forward Plan" where clearly the state of the building must be taken into consideration.

11.7 The project group is aware of significant future "project" work that must be undertaken taking into consideration those items still outstanding from the last Quinquennial Report (2013) and reports received from our Insurers (most the action required still outstanding from 2014).

11.8 The project group will also take into consideration new areas of work that will need to consider and the fact that a new Quinquennial Report will be due relatively shortly.

11.9 The Project Group will meet to initially identify ALL outstanding items with a view to drawing up a plan of action to deal with these – the most urgent items first.

12 St Mary's Building Reports (outstanding from Quinquennial Inspection/Insurers)

12.1 There is no doubt that a considerable amount of work has been achieved in recent years, however there still remains a number of outstanding issues following the Quinquennial Inspection Report as issued by our Architects (Lloyd Evans Prichard) in January 2013 and reports received from our Insurers.

12.2 Little progress has been made in dealing with many of these issues. Some of these now being more urgent than others, in particular the roof to the south porch which has now failed and has been subject to urgent removal of plaster board and making safe.

12.2.1 We are also very much aware that the roof to the north "porch" – area over the new toilets – is only a temporary one.

12.2.2 Perhaps more worrying is that some of the electrics are now causing us problems and it is recommended by our Architect that this should be dealt with as a matter of urgency (along with the provision of new "fit for purpose" lighting (especially in the Chancel area)) as soon as funding can be secured. Required as a matter of urgency is a full electrical inspection report.

12.2.3 It is also noted that a complete re-fit will be necessary sooner rather than later to the heating system

Outstanding Issues:

It should be noted that there are significant issues that MUST be addressed in particular regarding the fabric of St Mary's. These were largely identified in the Quinquennial Inspection Report of January 2013.

However (more importantly) those items as listed in the "Risk Management Report" issued by Ecclesiastical (our Insurers) need to be urgently addressed AND will be costly.

There are no monies readily available to arrange for the necessary inspections or to undertake any of the works required.

Following discussion with our Architect, it is recommended that we take action to obtain a full electrical survey and address these issues as parts of the electrics are starting to fail and could be a potential fire hazard. Secondly, repairs to the porch roof are also essential.

Building maintenance issues that are presently OUTSTANDING due to funding pressures:

Identified in the Insurance Report – May 2014

- ***The ringing chamber plasterwork to be repaired (deadline August 2014)***
- ***An overall electrical survey to be undertaken to establish a clear picture of the condition of the installation and which elements require urgent work (deadline November 2014)***
- ***A survey from a small cherry picker of all the masonry that remains to be repaired so that a more accurate assessment of the risk can be tabled (deadline November 2014)***
- ***An overall asbestos survey of the church that would identify the extent of any problem (deadline November 2014)***
- ***Specific Risk Improvements:***
 - * ***Tower access – consideration to be given to the installation of a handrail within the tower coupled with the provision of bulkhead lighting in order to reduce the potential for injury posed by the exposed lamp holders presently in place. Also attention to uneven steps which pose a tripping hazard.***
 - * ***Boiler Room access – steps leading down to the boiler room require treatment to minimise the slipping risk. In addition, consideration should be given to re-siting the lock position to improve access.***
 - * ***Gutters – a system of routine clearance should be implemented at intervals not exceeding twelve months.***

Reminder of the Quinquennial Inspection Report – January 2013 (elements of)

- ~~Requiring urgent attention: Detailed assessment of masonry and roofs to the Vestries and Oratory [Phase 6] majority of works completed some items removed due to funding issues~~
- *Renewal of electrical installation*
- *Other items identified as requiring urgent attention:*
 - Leaning finial to Chancel gable*
 - Leaning pinnacle to Nave gable*
 - Loose merlon to Nave gable*
 - Eroded finials to south Aisle*
 - Detailed investigation of all parapets, pinnacles and finials to the main body of the church (which may lead to a further programme of urgent remedial works)*
 - Detailed assessment of cracked plaster ribs to Nave/Aisle ceilings.*
 - Renewal of asphalt roofs to the north and south Porches*
 - ~~*Movement monitoring to crack to Chancel arch*~~
- *Items which should have been completed by July 2014*
 - Detailed investigation of water saturation to north east Chancel walls*
 - Checking and unblocking of all rain water outlets and gutters*
 - Reappraisal of rainwater run off*
 - Repair of stone guarding to disabled ramp*
- *Repairs which should be carried out during the Quinquennium*
 - Re-pointing and associated repairs to boundary walls*
 - Upgrading of window guards*
 - Detailed assessment of the rainwater drainage system with replacement of defective pipe work.*
 - Making good of damaged plaster and decorations.*
- *Desirable repairs but which could be postponed to a future quinquennium*
 - Replacement of damaged glazing*

13. Performance and Achievements

13.1 Parish Statistics

13.1.1. Baptisms

Infants (< 1 year)	5
Children (1-4)	0
Children (5-12)	1
Youth / Adults (13+)	2

13.1.2 Marriages

Number of couples married in church	1
Number of couples for whom a service of prayer and dedication was held after a civil marriage	0

13.1.3 Funerals

Number of funeral services held in church	4
Number of funeral services conducted (on behalf of the church) at a crematorium or cemetery	2

13.1.4 Register of Services

Recorded in the register: 912 (children) 6271 (adults) attending services during 2016 (7183). Once again no figures have been noted as to the numbers of communicants attending services of Holy Communion (this data being required by the Diocese as part of our Statistics for Mission).

Average attendance "usual" Sunday : 22 (over 16)

Average attendance "usual" Tuesday:	Holy Communion	10
	Lunch-time	42

Those attending special services during Advent 2016 for the congregation and local community: 1275

Those attending special services during Advent held specifically for civic or school organisations: 954

Those attending church at Christmas (Christmas Eve & Christmas Day)

(a) number of communicants at any service Christmas Eve/Christmas Day: 70

(b) total number attending worship (including communicants) at any service(s) on Christmas Eve and Christmas Day: 74

13.1.5 Survey of Christian Giving 2016

£0.00 - £4.00	weekly	4
£4.01 - £5.00	weekly	3
£5.01 - £10.00	weekly	8
£10.01 - £15.00	weekly	1
£15.01 - £20.00	weekly	6
£20.01 - £30.00	weekly	1
£30.01 - £40.00	weekly	1
£40.01 - £50.00	weekly	0
Over £50.00	weekly	0

Total number of persons giving on a regular basis (either by brown envelope or directly to the bank) **24**

13.2 Events included:

Stockport Youth Orchestra Concert(s)
Nicholas Henshall Memorial Concert (John Turner)
Manchester Morris Men / Fosbrooks (Stockport Folk Festival)
Christian Aid Week – Lunch Specials – Sausage Sarnies
Exhibition(s) in the south aisle
Sunday Lunch(s) at the Nave Café
Heritage Open Days
GB Music Hub (performances from Cale Green & Vernon Park Schools)
Lisa Qian Zhang (student performances)
Queens 90th Birthday (Contact the Elderly in liaison with Stockport Rotary)
Afternoon Tea / Outdoor Service & BBQ
Harvest Hot Pot Supper
Bonfire Theme Afternoon Tea
Christmas Fayre

13.3 Christmas Programme 2016 included:

Stockport Music Services Concert

Ex-Services Association Carol Service

AGE UK Stockport Carol Service with Warren Wood Primary School & Step Out Stockport Singing Group

Beechwood Cancer Care Christmas Carol & Dedication Service with Affinity Show Choir / Beechwood Choir

Wellspring Carol Service

The Mayor's Carol Service with Romiley Primary School

Shopmobility Stockport Christmas Celebration with Offerton Methodist Choir

Stockport Youth Orchestra

Banks Lane Junior School Carol Service

Vernon Park Primary School Carol Service

14 The Nave Café

14.1 The Nave Café was registered with Environmental Health (Stockport Council at the beginning of July 2013 and later awarded (January 2014) Food Standards Agency - Food Hygiene Rating: Grade 5 which we are delighted to say has been retained at the second inspection

14.1 The agreement with Pure Innovations remains in place whereby:

Pure Innovations will: Staff the café on Tuesday, Thursday and Friday each week between the hours of 9am and 3pm; Leave the café each day in a clean tidy and hygienic condition and adhere to safe and hygienic standards of working at all time; Note food sold each day and supply the designated church staff with a food shopping list when required; Have no financial interest in the café; Report any faults or hazards relating to the café to designated church staff; Have the right to control access to the kitchen on the days Pure Innovations is staffing it in order to adhere to Health and Safety standards; Follow any locking up procedures specified by designated church staff. St Mary' Church will: Take full responsibility for financial management. All income will go to the Church; Take full responsibility for purchasing food for sale; Take responsibility for fixing any faults in the kitchen; Register with Environmental Health and take responsibility for adhering to the standards required; Test electrical equipment (PAC) within relevant time periods; Wash laundry; have ultimate responsibility for the locking up of the Church.

The running of the café of Saturday (and other times for private events etc.) will rest with St Mary's. ALL volunteers handling and preparing food to have received appropriate training and to have successfully completed Level 2 Food Hygiene. All systems and procedures put in place by Pure Innovations / St Mary's Café Manager to be observed at all times.

14.2 During 2016 the café generated an income of £16,424.00 from which expenditure of £8,356.86 has been recorded. This would indicate a working profit in the region of £8,067.14 for the year, a weekly income of £155.14 having been achieved. This being disappointed considering that for the previous financial year generated income amounted to £19,781.15 from which expenditure was £9,058.77 leaving a profit of £206.20 per week. These figures do not include the costs for utilities (electricity and water) these being incorporated into general expenses for St Mary's. Nor does it include several non-food items and other sundries.

15 St Andrews

15.1 The 9th May 2016 was a dramatic day in the life of St Andrews, the discovery of a break-in resulting in considerable damage.

15.2 In spite of part closure of the premises for a period of time, some of our hirers moving out to alternative premises for the rest of the calendar year (and beyond) there remained in income of £7,910.00 for 2016, with an expenditure of £6,737.64 leading to a minimal profit on £1,172.36.

15.3 With every cloud there is a "silver lining" and our Insurance Company having employed Loss Adjusters (Quadra Claim Services Ltd) agreed to extensive restoration, including the replacement of all flooring (with the exception of the toilets and store room area), including necessary Asbestos removal. Replacement of the fire door, and glazing to the external doors to the car park. The total amount of work paid for under the insurance cover amounting to £24,725.60.

15.4 This action has allowed us to plan to complete other decorating and updating work(s) etc. for re-launch of the premises during 2017.

15.5 To note potential problem with the heating in the large hall (fired off boiler 1) – potential loss of water from the system through pipes beneath the concrete floor. Not all radiators fully functional and may need replacement pipework (surface fitting). Small hall and all other areas fully functional (fired off boiler 2)

16 Health & Safety

16.1 The responsibility for the safety of persons in a church or churchyard lies with the incumbent and Parochial Church Council. Churches and churchyards - particularly those of a historic nature - can present particular risks to church people and visitors alike, which in extreme cases could lead to injury or even death. PCCs must therefore ensure that they undertake appropriate risk assessments and then eradicate or manage those risks responsibly.

16.2 The present Health & Safety Policy was adopted in August 2013 (as amended) and remains a “work in progress”. Risk Assessments are updated as and when required, all external event holders are required to have the relevant documentation available for inspection and all events are “Risk Assessed”.

16.3 Areas of particular concern for further work – “fire safety” and “electrical safety” in view of the condition of the wiring.

16.4 With the completion of Phase 6 greater care needs to be taken to ensure that St Mary’s is securely locked at the end of the day, all lights/electrical heating are switched off and that the premises are subject to a “sweep and search” check. Two responsible persons where possible to be present.

16.5 Responsibility for the up-keep of the grounds remains with Stockport Council and a close working relationship exists with relevant officers.

17 Copyright and Performing Rights

17.1 Appropriate approvals are incorporated into the fees paid to the CCLI to cover present activities. The downloading of music for Sunday worship is covered by the specific agreement/subscription paid for use of this service.

18 Preparation of “Parish Profile” / Growth Action Planning (GAP)

18.1. As requested and in accordance with normal practice a “Parish Profile” was prepared in June 2016. Approved by the Bishop of Stockport, Archdeacon of Macclesfield, Rural Dean and members of the PCC this document remains in draft format until such time as the Parish is ready to update it and hopefully advertise for a new incumbent (whenever that might be).

18.2 With the challenges ahead and under present circumstances no formal work is being undertaken to prepare and/ or undertake a Growth Action Plan (as determined under the GAP scheme) Our “Growth Action Plan” becomes a wider issue and part of a larger plan for 2017 and beyond.

19 Stockport Heritage Trust

19.1 We continue to share St Mary's with our close friends in the Stockport Heritage Trust, an ideal working partnership exists between the two organisations.

19.2 Regular meetings continue to take place between the Trust and St Mary's, with various joint-working initiatives in place.

20 Report of the Churchwardens on the fabric of St Mary's 2016

20.1 As stated earlier in this report, there has been insufficient funding to be able to complete much of the work that remains outstanding, most of which involving large amounts to money.

20.2 As we plan to the future and look towards the "Forward Plan" the state of the building must be taken into the future.

20.3 We are aware of significant future "project" work that must be undertaken taking into consideration those items still outstanding from the last Quinquennial Report (2013) and reports received from our Insurers (most the action required still outstanding from 2014).

20.4 We are equally aware of new areas of work that we need to consider and the fact the a new Quinquennial Report will be due relatively shortly.

20.5 It has been decided therefore that the Project Group will meet to initially identify ALL outstanding items with a view to drawing up a plan of action to deal with these – the most urgent items first.

20.6 Once these items have been identified the Project Group will seek to quantify the approximate cost(s) involved and review where new grant funding may be available. Determine what permissions are required etc.

20.7 See below for the Summary of Issues (as identified to date)

Summary of Issues [identified to date]

- An overall electrical survey to be undertaken to establish a clear picture of the condition of the installation. Re-wire as necessary
- New lighting scheme (all areas) in particular Chancel
- Installation of replacement (all or part) heating system (including pipework)
- A survey from a small cherry picker of all the masonry that remains to be repaired so that a more accurate assessment of the risk can be tabled with a detailed investigation of all parapets, pinnacles and finials to the main body of the church (which may lead to a further programme of urgent remedial works). Items identified as requiring urgent attention: Leaning finial to Chancel gable; Leaning pinnacle to Nave gable; Loose merlon to Nave gable; Eroded finials to south Aisle
- Detailed assessment of cracked plaster ribs to Nave/Aisle ceilings
- Renewal of asphalt roofs to the north and south Porches (NB: South porch roof now failed urgent remedial works having been completed to “make safe” only) Replacement of temporary roof on north porch (over the toilets) to be reviewed.
- In conjunction with replacement of the south porch roof, construction works to enclose the porch area (preferably stonework and part-glazed with appropriate glass doors from disabled ramp (this to become main entrance to the church)
- Review of internal doors (glass) south porch area
- Review of internal doors (glass) West Doors
- Repair of stone guarding to disabled ramp (south entrance).
- Provision of handrail on the West Door step – where temporary disabled ramp used to be placed (this having now been removed for safety purposes)
- An overall asbestos survey of the church that would identify the extent of any problem
- Tower access – consideration to be given to the installation of a handrail within the tower coupled with the provision of bulkhead lighting (in order to reduce the potential for injury posed by exposed lamp holders presently in place), Attention to uneven steps (which pose a trip hazard)
- Ringing Chamber plasterwork to be repaired (redecorated)
- Provision of viewing platform and safety handrail – Tower roof

- Boiler Room access – steps leading down to the boiler room require treatment to minimise the slipping risk. In addition, consideration should be given to re-siting the lock position to improve access
- Detailed investigation of water saturation to north east Chancel walls / Re-appraisal of rainwater run off
- Re-pointing and associated repairs to boundary walls
- Upgrading of window guards
- Detailed assessment of the rainwater system with replacement of defective pipe work
- Making good of damaged plaster and decorations (all gallery areas / ceiling etc.)
- Professional cleaning of internal stonework (in particular to the Chancel) and all memorials

21 Report of the PCC Secretary [Catriona Smith]

PCC met 6 times during the year from April 2016-March 2017. The final meeting was to receive the accounts.

Three of the other meetings were formally minuted and two were informal, including one with the Bishop of Stockport. Bishop Libby Lane came to meet PCC members and update us on the vision she has for the area, and how St Mary's can reach out to the community around it, and what form a future ministry might take.

At the more formal meetings, parish business was discussed including updates as to the interregnum, and the many problems arising from the various break-ins and damage caused to St Mary's and St Andrew's. This has meant a lot of administrative work for our Churchwardens and the PCC is grateful to them for taking on this responsibility. Various fund-raising events have been held, and the PCC was particularly happy to have raised approximately £700 for St Mary's at the Christmas Fayre. I would like to thank all the members of the PCC and of the congregation for their contributions to the life of the church.

Catriona Smith

21 Report of the Electoral Roll Officer [Margaret L Forster]

Two names have been added since the 2016 list, two names have been deleted, so the Electoral Roll for 2017 remains at 65.

M L Forster

23. Report of the Parish Safeguarding Co-ordinator

Safeguarding of Vulnerable Adults and Children's Report 2016/17

All relevant DBS checks have been completed and approved. There have been no new ones done for this year. Pure Innovation run our Nave Café on Tuesdays, Thursdays and Fridays. This involves working with vulnerable adults with learning difficulties. They do have their own managers who have also had their DBS checks done. Susan Heap, who oversees the actual management of the Café, as also had a DBS check done and it is up to date. This means that she can supervise the vulnerable adults if they have been dropped off at church before their managers have got there.

At the moment we have very few children attending church on a Sunday. If this changes, I will evaluate the situation, and get the checks done as needed.

I have purchased a book from CPAS called "Can Anyone Hear Me Crying?" This has been written by a person who was abused as a child and is about her experiences. If anyone wants to read it, will they please let me know.

It is very important that we keep our vulnerable adults and children safe and I shall do my best to ensure that they are safe.

C A S Taylor

NOTES: