



The Ecclesiastical Parish of St Peter, Byers Green

Annual Report and Financial Statements
of the Parochial Church Council
for the year ended 31st December 2024

Priest-in-Charge:

The Revd Barbara Hilton

Bankers:

National Westminster Bank
Chatham Customer Service Centre, Western Avenue, Waterside Court
Chatham Maritime, Chatham, Kent, ME4, 4RT

Independent Examiner:

Mr Gary Cox (ACMA Retd)
7 The Endeavour, Nunthorpe
Middlesbrough TS7 0HY

Our web site:

stpetersbyersgreen.org.uk

The Parochial Church Council is a body corporate (PCC Powers Measure 1956, and the Church Representation Rules 2022) and a Charity registered with the Charity Commission

Charity Number: 1211870

The Church is situated at: St Peter the Apostle Church, Church Street, Byers Green, DL16 7NL, and is part of the Deanery of Spennymoor, in the Diocese of Durham.

Details for correspondence:

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**The Parochial Church Council of the Ecclesiastical Parish of St Peter, Byers Green,
in the Diocese of Durham**

Annual Report for the year ended 31st December 2024

Aim and Purpose

As stated in the Preface to the Declaration of Assent (set out in Canon C15 of the Canons of the Church of England): "The Church of England is part of the One, Holy, Catholic and Apostolic Church worshipping the one true God, Father, Son and Holy Spirit. It professes the faith uniquely revealed in the Holy Scriptures and set forth in the catholic creeds, which faith the Church is called upon to proclaim afresh in each generation. Led by the Holy Spirit, it has borne witness to Christian truth in its historic formularies, the Thirty-nine Articles of Religion, The Book of Common Prayer and the Ordering of Bishops, Priests, and Deacons."

St Peter's Parochial Church Council (the PCC) has the responsibility of cooperating with the Incumbent, the Reverend Barbara Hilton, in promoting in the ecclesiastical parish, the whole mission of the Church, pastoral, evangelistic, social and ecumenical. As well as the Church itself, which is a Grade II Listed Building, the PCC is also responsible for maintaining the adjacent churchyard.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at our Church, and to become part of our parish family. When planning our activities, the PCC has considered the Charity Commission's guidance on public benefit, and in particular the specific guidance on charities for the advancement of religion. Our services and worship put faith into practice through prayer and scripture, music and sacrament. We try to enable ordinary people to live out their faith as part of our parish family, through:

- Worship and prayer: learning about the Gospel, and developing their knowledge and trust in Jesus;
- Provision of pastoral care for people living in the parish; and
- Mission and outreach work.

To facilitate this work, it is vital that we maintain the fabric of the Church and the condition of the graveyard.

Achievements and Performance

Priest-in-Charge's Report

2024 was another good year for our church. In June we were delighted to be at Durham Cathedral to see Sarah ordained as priest and to share in her first celebration of the Eucharist. In September Eleanor who is a full-time student, joined our team and again is growing in her ministry. She will be with us for a total of 2 years. Deborah completed her curacy, thankfully opting to stay within our 4 parishes as a Priest with permission to officiate.

The services we offer for life events continue to be well received. At St Peter's we created 3 new Christians through baptism, including one adult. We held 4 funerals, walking with people at their most difficult time. We held the community in prayer at the Cenotaph for Remembrance Sunday and held our very successful Christmas Tree Festival.

After months of uncertainty the church hall was sold and, releasing this capital has meant that we can begin to plan for the future of our church and our ministry within the parish. We can see the need for outreach and community engagement, through our coffee morning. We continue to be supported by a team of dedicated people providing hospitality, welcome, sausage rolls and cake.

We continue to visit our village school for monthly assemblies. We went into school and created Christingles at Christmas and Easter gardens during Lent. We visited to talk about how Christians use the Bible, and what it means to be a Christian.

Many people benefit from our Thought for the Day, Monday to Saturday. It reaches 82 email addresses and we have 14 'thinkers.' To many it keeps them in touch with their church family and it even crosses the Atlantic.

When we look back, we may feel little happens but the above is in addition to our weekly Sunday services. Holy Communion or lay led, we have a regular worshipping community. We have leaders and readers, intercessors and music providers. Our Bible Travellers course meet quietly, helping to develop our understanding of the scriptures. To me, this speaks volumes of the Spirit moving through our parish.

I am eternally grateful to the dedicated team of people who care for our building, who organise and carry out many of the repairs, probably much of it unseen. I try as much as I can to say thank you. I continue to feel blessed to be called to serve you as your parish priest and to genuinely call you friends.

The Revd Barbara Hilton

Churchwardens' Report

The sale of the church Hall was a major event last year. After a couple of disappointing offers, we were eventually approached by the Bignall Family. Their offer was a good one and it was a cash sale so the sale proceeded quite quickly. This was obviously a huge boost to our budget.

Prior to the sale I had asked to view the deeds of the modern vicarage and surrounding land in the hope of purchasing a strip of land to go with the hall and having done this I discovered that all the land belonged to St Peter's. This then meant that the diocese needed to purchase land from St Peter's to go with the new vicarage. Consequently the diocese needed to pay us £20,000, a nice sum of money to help with repairs to the church.

Since then work has started on the pointing of the stonework. A large area has now been completed and looks brilliant. Hopefully we can continue with the other side of the church as and when funds are available. Work has also started inside the church, where damp plaster has been removed to allow stonework in two areas, to dry out.

Graveyard - A tree survey was carried out by Mrs Raw (an Arboriculturist). The report and details of all trees is very comprehensive and Barbara has laminated a copy so that it can be taken outside (regardless of weather) if we need to check on anything. The only remedial work that was pointed out is the removal of Ivy from a couple of tree trunks. Although it doesn't cause damage to the trees they would be better without it. A job for warmer weather.

Gutters and drains have been cleaned out thanks to Bob (who provided the necessary tools) and Simon. - thanks to both.

Grass cutting in graveyard - previously the grass was cut by the council at no cost. However this has now changed and we will be charged for any work they do in the future. Janet spoke to the Council and has details of their prices. I asked Carrs Billington if they could suggest anyone and we have subsequently met up with a gentleman who does this for a living. He has also come back with quotes. Janet will give details of these.

The buildings 'working group' have visited various kitchen unit suppliers and are hoping to get some drawings/plans from them in the near future. One of the suppliers/fitters who does bespoke kitchens came to church last week and had some excellent ideas (which we can discuss later).

It's been a busy year with coffee mornings continuing to do well, a successful Xmas Tree festival and a 'painted or died paste egg' competition.

Barbara visits our local school regularly and has recently had children to church to show them what happens at a christening - as a school Governor I can happily say that the children loved the visit.

We now look forward to a year in which we hope to see more improvements to our beautiful church building.

Margaret Gilson & Janet Bell

Safeguarding Officer's report

Incidents. No safeguarding incidents were reported during 2024.

Training of Church officers. All active church officers completed basic and foundation safeguarding training in 2022. Training addressing: Leadership; Safer Recruitment and people management; Awareness of Domestic Abuse; Modern Slavery and Human Trafficking; has also been undertaken by some officers as required. In view of the requirement to repeat training every three years these will be due for renewal this year. Reminders will be circulated at this meeting to remind each officer of the due date and type of repeat training required during the year ahead.

DBS Checks. All lay members of the PCC are due for renewal of DBS checks this year. Reminders of the date due will be given to each member prior to their individual due date.

Publicity. The Church website has a full page about safeguarding, and a link on the front page as required. The name of the Diocesan Safeguarding Officer needs to be added but I am currently locked out from editing the website. A resolution for this is being sought at the time of this report.

The following notices are displayed on the church notice board and are to be reviewed, up-dated and adopted at this ACPM.

1. Adoption of the Durham Diocesan Safeguarding Policy version 2023
2. A copy of the Durham Diocesan Safeguarding Policy (summary)
3. Appointment of Safeguarding Officer

Photographs of all Church Officers are displayed in the porch.

Risk Assessments

Risk assessments were carried out for the weekly coffee morning and Christmas Tree Festival and safety requirements agreed.

The Risk Assessment for the weekly coffee morning is due for review and, in view of the increased numbers attending, will be undertaken by one of the Church wardens and myself at the earliest opportunity. Please will all church officers who attend the coffee morning read the risk assessment and support the leaders by following the agreed safety requirements.

A risk assessment needs to be undertaken for the weekly Bible Travellers Group, the Easter Fair and any one off event planned during the year.

The PCC has complied with its duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults).

Parish Safeguarding Dashboard

A safeguarding Action Plan level 1 been generated for St Peters from the Diocesan Safeguarding Dashboard. A copy will be distributed to each member of the PCC at this meeting - for discussion and approval by the PCC at the next PCC meeting.

Juliet M King - Parish Safeguarding Officer

Deanery Synod Report

There were 3 synod meetings held during 2024

February - St. Paul's Spennymoor

The speakers at St. Paul's were Kimberley Lo and Derek Bagnall from Hope 4 All [Pennywell].

It is a food, clothes, toys, homeware sustainability project.

There is a HUB within St. Thomas church Pennywell. They passionately believe in eradicating food waste as well as promoting money management skills. It promotes faith in many groups ranging from singing, bee keeping, bible chat, Chippy Friday, SEND club and a café for parents with children with additional needs.

There is a gardening club and a men's group to mention just a few of the initiatives currently running.

People at this were inspired and moved by the work being carried out by Hope 4 All.

July - St. Stephen's Willington

The speaker at St. Stephen's was Rev. Paul Child who is the Parish Giving and Finance Advisor. He gave a detailed account of the importance of giving money to the church.

He outlined different ways of giving money to the church.

1. The Parish Giving Scheme whereby it is done anonymously and can be made in comparison to rising costs.
2. The QR code which can be placed in strategic places in and around the church building.
3. A card machine in church where people just have to place their credit card on after choosing their own amount they want to give.
4. Leaving a legacy in their will.

November - St. Anne's Bishop Auckland

The speakers at St. Anne's were Bethan Still and Rev. Claire Gibbs [Creation Officer].

They talked about Net Zero _what it is and how our daily activities affect our world causing global warming, resulting in droughts, famines, wildfires, flooding and melting polar ice caps. Their message was to reduce emissions and look at our carbon footprint especially in our own churches. Churches were challenged to reach Zero Carbon by 2030 and General Synod supports this. 20% of our churches who have high carbon footprints are being offered workshops to start planning on how to reduce their footprint.

Barbara Hilton

Church Fabric Report

The 2024 Quinquennial Inspection Report highlighted a large number of deficiencies in the church fabric. Other aspects regarding this have been discovered since, including subsidence. The areas that have been discussed in the Buildings Group (apart from the proposed internal kitchen and WC etc.), concern four main areas.

Main walls: The removal of cement-based rendering and mortar pointing, with lime-based materials. Works on parts of the southern external wall have been carried out by David France, together with the removal of render and the plastering internally, on the south-west corner.

Quotes for works for similar external repairs (together with associated problems, including cement and lead flashings, guttering etc.), on the Nave's eastern gable wall, the Rectory and the Boiler House are being received (the last quote has been promised for the end of this forthcoming week).

Drainage: The cast-iron rainwater drainage is a major concern. The roof guttering in parts has failed, the central downpipe on the central eastern elevation is missing, and other down pipes are corroded and cracked. Ground drainage in places is also not now effective. As the church has Grade 2 Listing cast iron materials are required to be used. Contractors have been approached with regard to the various works required.

Internal Damp: Works on the external walls to eradicate water ingress, especially at the junction of the Nave and Chancel at roof level, and in the Rectory, will be incorporated in the works on the Nave's gable wall above. David France has carried out internal works to remove plaster and render internally in the Rectory.

Subsidence: Vertical cracks have been noted on the Chancel walls (south and north elevations). Telltales have been placed to monitor this subsidence movement.

There was also subsidence noted in the Boiler House northern elevation wall which will require attention once the main Chancel movement has been fully ascertained.

Roof Covering: Slates and their fixings are potentially a future problem. Many slates are now thin and fixing nails failing.

Internal Flooring: It has been discussed that to provide accessible WC facilities, the internal flooring on the southwestern corner may be required to be dropped. This may require Diocese Approval as it is part of the Grade 2 Listing as it is part of the church's fabric.

Simon Kings

Website Report and Recommendations

A review of our current website was completed in December 2024. The following recommendations were made:

- Updates to policies and procedures
- Ensure emails from the site are directed to the appropriate recipient (usually the Priest-in-Charge, or the Safeguarding Officer)
- URGENT – update safeguarding officer's email address
- Check for minor errors and correct
- The Revd Dr Ashley Wilson, as treasurer, should be given full access to edit the website
- Visitors page and Contact page to be updated

Documents to be added to the website:

1. The PCC photo board
2. The Data Protection Policy
3. The Graveyard Policy
4. The Diocesan Guidelines for memorials etc.

These updates are in progress

Lisa Oram

Data Protection

The PCC approved a Data Privacy Notice (Appendix 1)

Risk Management

The PCC approved a Risk Management Policy and established a Risk Register

The Charity Commission for England & Wales offers guidance to charities on risk management in their document: *Charities and risk management (CC26)*¹

Charity trustees should regularly review and assess the risks faced by their charity in all areas of its work and plan for the management of those risks. Risk is an everyday part of charitable activity and managing it effectively is essential if the trustees are to achieve their key objectives and safeguard their charity's funds and assets.

They identify five general areas of risk:

- governance
- operational risk
- financial risk
- external risk
- law and regulation compliance risk

As a small charity, the PCC is **not required** to have a risk register. However, it is **strongly recommended** by the Charity Commission as good practice.

The PCC's Risk Register is designed to help trustees (PCC members) to identify areas of Church life, governance and management for which they are responsible; and to manage the Church effectively. By managing risk effectively, trustees can help ensure that significant risks are known and monitored, enabling trustees to make informed decisions and take timely action. Reporting in its trustees' annual report on the steps the PCC has taken to manage risk helps to demonstrate that trustees take their responsibilities and accountability seriously.

The Risk Register is designed to be a **living working document**, open to constant review and change. The Register should be considered by the PCC at least every six months; any trustee can suggest changes at any time. The risks that have been included in the initial draft represent a first attempt at the construction of a Risk Register for the PCC. All comments and suggestions for revisions, additions or deletions will be gladly accepted.

1 <https://www.gov.uk/government/publications/charities-and-risk-management-cc26>

Other Activities

Volunteers

The members of the PCC would like to thank all the volunteers who work so tirelessly to make our Church a lively and vibrant community. Our special thanks go to our Churchwardens, Mags Gilson and Janet Bell.

Structure, Governance and Management

The method of appointment of PCC members is set out in the Church Representation Rules. The Council comprises the Incumbent, the Assistant Curate, the Churchwardens, those elected to the Deanery Synod, and other members who are elected at the Annual Parochial Church Meeting, by those on the Electoral Roll. Members of the congregation are always encouraged to join the Electoral Roll, and to consider standing for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance in the parish, and for all financial matters. The full PCC met four times during the year.

The PCC has a working group dealing with Buildings and Maintenance. This group reports to the full PCC, with the minutes of their meetings.

PCC members who served from 1st January 2024 until the date this report was approved were:

Ex Officio Members

The Incumbent	The Rev'd Barbara Hilton	Chair
The Assistant Curate	The Revd Sarah Heslop	
The Churchwardens	Mrs Margaret Gilson	
	Mrs Janet Bell	

Elected Members

Ms Lisa Oram
Mrs Yvonne Davies
Mrs Juliet King
Mrs Marjorie Sutton

Co-Opted Members

Mrs Wendy Kings	Secretary
The Revd Dr Ashley Wilson	Treasurer

Annual Report approved by the PCC on 10 April 2025 and signed on its behalf by:



The Revd Barbara Hilton (PCC Chair)



Mrs Wendy Kings (PCC Secretary)

The Parochial Church Council of the Ecclesiastical Parish of St Peter, Byers Green,
in the Diocese of Durham

Accounts & Financial Statements

1st January 2024 - 31st December 2024

PCC of St Peter's Byers Green – Annual Accounts 2024

GENERAL FUND

Receipts	Note	2024	2023	2022
Planned Giving	8	9,630.74	8,318.88	7,385.41
Loose Plate Collections		544.45	630.75	1,009.62
Occasional Collections		555.81	800.71	816.68
Donations		248.99	339.87	305.00
Gift Aid recovered		447.32	699.11	110.67
Fundraising Income		125.00	0.00	35.00
Magazine Adverts		0.00	0.00	0.00
Magazine Sales		0.00	0.00	0.00
Social Events		0.00	0.00	0.00
Hall Letting		0.00	0.00	1,800.00
PCC Fees		1,914.00	1,562.00	1,800.00
Bank Interest	8	1,721.43	331.74	100.94
Sale of Land	6	0.00	20,000.00	
Other Income		160.00	250.00	0.00
Utility Grant		0.00	0.00	384.00
Charity Collections IN		100.00	144.50	115.65
DBF Fees IN		792.00	892.00	318.00
Total Receipts		16,239.74	33,969.56	14,180.97
Payments		2024	2023	2022
Parish Share		6,000.00	6,000.00	6,000.00
Deanery and Churches Together		30.00	150.00	120.00
Church Insurance		2,522.98	2,479.54	2,373.36
Church Utilities	11	3,157.93	2,698.56	6,898.69
Church Maintenance and Repairs		1,079.93	1,095.38	898.62
Clergy Expenses		766.27	969.87	686.88
Rectory Water Rates		0.00	0.00	0.00
Visiting Clergy		0.00	0.00	0.00
Upkeep of Services		343.37	334.88	210.37
Children's Activities		0.00	0.00	0.00
Church Administration		47.91	15.58	74.89
Fund raising costs		0.00	0.00	2.98
Donations		0.00	0.00	0.00
Hall Insurance		320.21	717.58	681.65
Hall Utilities		683.45	335.14	2,355.68
Hall Maintenance and Repairs		0.00	0.00	235.00
Hall Cleaning		0.00	0.00	0.00
Social Event expenses		0.00	0.00	0.00
Magazine Expenses		0.00	0.00	0.00
Professional fees (surveyor / photos)		0.00	0.00	436.00
Other Costs		118.99	0.00	0.00
Charity Collections OUT		100.00	145.50	115.60
DBF Fees OUT		792.00	941.00	318.00
Total Payments		15,963.04	15,883.03	21,407.72
Surplus/shortfall	6	276.70	18,086.53	-7,226.75
Opening General Fund Balance		17,456.01	369.48	6,437.55
Transfer out to Fabric fund		-10,000.00	0.00	158.68
Transfer to Reserve		-10,000.00	0.00	1,000.00
Transfer out to Churchyard fund			-1,000.00	
Add surplus/loss		276.70	18,086.53	-7,226.75
Asset Purchases		0.00	0.00	0.00
Closing General Fund Balance	6	-2,267.29	17,456.01	369.48

ASSETS at 31/12/2024		2024	2023	2022
Fixed Asset Church Hall	3/13	0.00	120,000.00	120,000.00
Natwest 00619957		12,261.42	12,103.68	0.00
Natwest 81163371		0.00	0.00	1,317.72
CBF Church of England Deposit		108,300.00	16,000.00	6,000.00
Cash		224.55	127.08	0.00
Gift Aid Receivable		0.00	0.00	676.12
Total Assets		120,785.97	148,230.76	127,993.84

SUMMARY OF FUNDS		2024	2023	2022
Designated Funds				
General Fund		-2,267.29	17,456.01	369.48
General Fund Reserve	2	10,000.00		
Fixed Asset Fund		0.00	120,000.00	120,000.00
Fabric Fund (D)	4	102,278.51		
Churchyard Fund		4,616.65	4,616.65	4,616.65
Legacy Fund		3,491.15	3,491.15	3,491.15
Restricted Funds				
Fabric Fund (R)	5	0.00	0.00	0.00
Stained Glass Fund		1334.96	1,334.96	1,334.96
Ministry and Mission Fund		1331.99	1,331.99	1,331.99
Total Funds		120,785.97	148,230.76	131,144.23

Notes to the Accounts

1. During the year the Parochial Church Council has registered as a charity with the Charities Commission. Registration was required because the annual income exceeded £100,000 (following the sale of the Church Hall)

Charity name:

The Parochial Church Council of the Ecclesiastical Parish of St Peter, Byers Green, in the Diocese of Durham

Charity number:

1211870

2. The PCC has approved a **Reserve Policy**. It now aims to keep at least £10,000 in the General Fund. This represents approximately six months of routine expenditure
3. The PCC sold the **Church Hall**. The sale was completed on 31/07/2025
 - The Final Statement is below (note 16)
 - £122,151.51 was credited to the designated fabric fund
4. The Diocese have agreed to treat the **designated fabric fund** as if it were restricted when calculating Parish Share (i.e. it will be excluded from unrestricted income)
5. The **Restricted Fabric Fund** will in due course hold all funds from fundraising and grants
6. In the year, the General fund returned a small surplus - £276.70. However, the actual position is more complicated
 - The 2023 closing balance of 17,456.01 included £20,000 from the sale of Land to the Diocese. This amount has subsequently been transferred; £10,000 to the General Fund Reserve and £10,000 to the Designated Fabric Fund
 - So last year the General Fund closed with an effective balance of **-£2,543.99**
 - The 2024 surplus means that the effective closing balance is **-£2,267.29** (**-2,543.99** + 276.70)
 - The £10,000 reserve means that the General Fund is showing a positive closing balance – £7732.71
7. This situation is **irregular** and needs to be corrected. The Reserve Fund should be restored to £10,000 and the effective deficit should be cleared
8. It is reassuring to see that **Planned Giving** has increased, though this is primarily due to inflation-linked increases through the Parish Giving Scheme. **Bank interest** was also higher as we had the proceeds from the sale of the Church Hall invested in the deposit account for five months of the year
9. Planned Giving will increase again in 2025, bank interest will reduce, and hall costs will cease

10. Next year (2025) will see a number of **increases in expenditure** including:

- Restoration of the General & Reserve funds ≥ £2300
- Increased Parish Share £2000
- Grass-cutting ~ £2500

11. **Utilities** will be more expensive. We are a member of the Parish Buying Energy Basket and are obtaining favourable rates on a fixed tariff (note 15 below). However, prices are unstable and may well rise due to global instability in the market. We need to be vigilant about minimising gas and electricity usage

12. **Overall, this is a worrying position.** The PCC will need to work hard to increase income (and reduce expenditure) if it is to carry out essential maintenance, install a toilet and kitchen, and not find itself with an even larger effective deficit

13. Fund Movements 2024

General Fund	to	Reserve	-10,000.00	
	to	Fabric (D)	-10,000.00	-20,000.00
General Fund Reserve	from	General	10,000.00	10,000.00
Fixed Asset Fund	to	Fabric (D)	120,000.00	-120,000.00
Fabric Fund (D)	from	General	10,000.00	
	Note 16 from	Fixed Assets	120,000.00	
	Note 16 from	Sale of Hall	2,151.51	
	from	VAT Reclaim	5,452.00	137,603.51
	to	Pointing	-32,712.00	
	to	Professional Fees	-2,613.00	-35,325.00
Balance				102,278.51

14. Accruals (from 2025)

Balance per Bank	6,403.13
Gift Aid	158.61
LPW Grant	5,452.00
Poppy Appeal	-100.00
Clergy Expenses	-125.84
Hall Gas refund	473.52
Balance per Cashbook	12,261.42

15. Energy Footprint

See following page

Energy Footprint – Church 2024

	Gas units	Gas Ep	Gas standing	Electric units	Electric Ep	Elec standing	
Jan	2,894.80	336.38	17.08	87.30	29.27	13.86	inc VAT 5% British Gas Lite
Feb	6,353.60	738.29	17.08	122.10	40.94	12.60	6 month cost 2,209.27 Jan-Jun
Mar	1,827.10	212.31	12.78	75.50	25.31	12.18	
Apr	1,394.10	162.00	17.08	89.20	29.91	13.02	
May	2,478.00	287.95	20.13	65.40	21.93	12.60	
Jun	976.00	113.41	18.30	91.20	30.58	14.28	
	15,923.60	1,850.34	102.45	530.70	177.94	78.54	
Jul	387.52	19.39	47.84	73.90	17.43	34.53	plus VAT 5% Total Energies
Aug	190.98	9.55	74.88	82.70	19.51	32.45	
Sep	1,747.90	87.46	47.84	77.70	18.33	30.36	
Oct	1,187.90	52.57	60.50	78.70	16.53	33.47	
Nov	1,518.10	65.38	67.76	108.10	22.70	32.38	
Dec	3,238.09	139.46	94.38	86.90	18.25	33.47	
Jul	387.52	20.36	50.23	73.90	18.30	36.26	inc VAT 5%
Aug	190.98	10.03	78.62	82.70	20.49	34.07	
Sep	1,747.90	91.83	50.23	77.70	19.25	31.88	
Oct	1,187.90	55.20	63.53	78.70	17.36	35.14	6 month cost 830.40 Jul-Dec
Nov	1,518.10	68.65	71.15	108.10	23.84	34.00	
Dec	3,238.09	146.43	99.10	86.90	19.16	35.14	
	5,032.40	246.07	313.76	421.10	99.23	171.35	
ANNUAL TOTALS	20,956.00	2,096.41	416.21	951.80	277.17	249.89	
Gas		2,512.62					
Electric		527.05					

16. Sale of Hall

Smith Roddam Solicitors

~ in account with ~

St. Peter's Church Byers Green PCC

Sale of St. Peter's Church Hall, Byers Green, Spennymoor, County Durham,
DL16 7NL

Completion Date

TBC

Reference

96320

COMPLETION STATEMENT

Money Received	Charges (£)	VAT (£)
Sale Price	132,500.00	0.00
Money received from H & H Estates (£50,000.00 deposit less £6,000.00 invoice – copy attached)	44,000.00	0.00
	176,500.00	0.00
		176,500.00
Deductions from Sale Price		
Deposit paid to H & H Estates	50,000.00	0.00
	50,000.00	0.00
Fees		
Our Fees	3,500.00	700.00
Telegraphic Transfer Fee	30.00	6.00
OCE Fee	6.00	0.00
OC Docs Fee	3.00	0.00
	3,539.00	706.00
Searches		
Index Map Search	4.00	0.00
	4.00	0.00
Insurance		
Lack of Planning Permission Insurance	85.40	0.00
Lack of Building Regulations Insurance	14.09	0.00
	99.49	0.00
		54,348.49
BALANCE OF SALE MONIES DUE:		122,151.51



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Independent Examiner's Report

Report to the trustees of	St Peter's Parochial Church Council, Byers Green		
On accounts for the year ended	31 st December 2024	Charity no (if any)	1211870
Set out on pages	11 - 18		

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

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

Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

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

- accounting records were not kept in accordance with section 130 of the Charities Act or
- the accounts do not accord with the accounting records

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

Signed:

Date:

20th Feb 2025

Name:

Gary Cox

Relevant professional qualification(s) or body (if any):

ACMA (retd)

Address:

7 The Endeavour, Nunthorpe, Middlesbrough TS7 0HY

Approval of Accounts

Approved by the PCC on 22 March 2025 and signed on its behalf by:



.....

The Revd Barbara Hilton (Chair)



.....

The Revd Dr Ashley Wilson (Treasurer)

The Parochial Church Council (PCC) of St Peter, Byers Green DATA PRIVACY NOTICE

This Privacy Notice is provided by the PCC of St Peter, Byers Green. Under the General Data Protection Regulation (GDPR) we are responsible for ensuring that any personal data is securely stored and used only for legitimate purposes. The PCC is committed to safeguarding your privacy.

Data Controller

The data controller is:

The Revd Barbara Hilton, St David's Vicarage, 21 York Villas, Front Street, Tudhoe, DL16 6LP
01388 814093 barbara17hilton@yahoo.co.uk

For more information, please contact the data controller

Date of publication: 30 November 2024

1. Why we collect, and how we use, your personal data?

The PCC complies with its obligations under the GDPR by keeping personal data up to date; by storing and destroying it securely; by not collecting or retaining excessive amounts of data; by protecting personal data from loss, misuse, unauthorised access and disclosure, and by ensuring that appropriate technical measures are in place to protect personal data.

We use personal data for the following purposes:

PCC Members (Trustees)

- Name and contact details, Trustee declarations,
 - To inform you of news and information about events, activities, and services within the PCC of St Peter, Byers Green. To communicate details of PCC meetings and business
 - To maintain an up-to-date list of PCC members and officers
 - To comply with Diocesan reporting requirements
 - to inform Durham diocese about details of office-holders
 - To comply with Charities legislation

Electoral Roll members

- Name and contact details
 - To maintain an accurate Electoral Roll as required under Church Representation Rules

Donors

- Name and contact details, together with details of donations
 - To process Gift Aid claims with HMRC

Weddings, Funerals & Baptisms

- We are required by law to collect and process data for weddings, funerals, & baptisms. Names, addresses, family members, occupations, ages, witnesses, current marital status (for weddings)
- This data will be available in the appropriate public registers

Congregation members (only at your request and with your explicit permission)

- Name and contact details
 - To inform you of news and information about events, activities, and services within the PCC of St Peter, Byers Green.

2. The categories of personal data we collect are:

- Name and contact details
- Trustee declarations
- Occasionally, we may collect Visual images (photographs)

3. The lawful basis for processing your personal data:

- Consent – we will obtain your consent to send you information about church events or newsletters
- Legal obligation – we are required by law to collect and process data for weddings, funerals & baptisms
- Legal obligation – we are required by law to collect and process data in accordance with Charity legislation
- Legitimate Activity – we collect and process data as part of our legitimate activities and as a not-for-profit religious body:
 - personal data of members, former members, or those in regular contact with us, may be stored and used for legitimate purposes under implied consent provided there is no disclosure to a third party without specific consent.
 - otherwise consent is generally required for processing of any personal data (e.g. to enable us to keep you informed about church news, events, activities and services and keep you informed about diocesan and community events)

4. Where we collect your data from

- Directly from you
- Funeral directors
- Our website

When you visit the website for the Church, your browser automatically sends certain internet-related information, such as the Internet protocol (IP) address of the computer you are using. When we collect this information, so as to understand better how visitors use the site, it is not collected in any way that enables you to be identified as an individual.

5. Sharing personal data

Your personal data will be treated as strictly confidential and will only be shared with the PCC of St Peter, Byers Green and/or the Diocese of Durham. Data will be available to other church members via the published Electoral Roll and PCC membership List.

Data will be also shared where necessary to comply with our legal obligations.

6. Further use/processing

Should we need to use/process your personal data for a new purpose, not covered by this Data Protection Notice, then we will provide you with a new notice explaining this, prior to using/processing it, setting out the relevant purposes and conditions for using/processing it. Where and whenever necessary, we will seek your prior consent for further use/processing.

7. How long do we keep data?

We keep data in accordance with the guidance set out in the guide “Keep or Bin: The Care of Your Parish Records”: [Records management guides | The Church of England](#).

Specifically, we retain: electoral roll data, and data for other church organisations, while it is still current; gift aid declarations and associated paperwork for up to 6 years after the tax year to which they relate; and parish registers (baptisms, marriages, funerals) permanently (older registers are lodged with the local Register Office)

8. Your rights and your personal data

You have the following rights with respect to your personal data: -

- The right to request a copy of the personal data which The PCC of St Peter, Byers Green holds about you (a Subject Access Request or 'SAR');
- The right to request that the PCC corrects any personal data if it is found to be inaccurate or out of date;
- The right to request your personal data is erased where it is no longer necessary for The PCC of St Peter, Byers Green to retain such data;
- The right to withdraw your consent to the processing at any time where we have obtained your consent;
- The right to request that the data controller provide you with your personal data in a structured, commonly used and machine-readable format. Also, to transmit that data directly to another data controller (in limited circumstances).
- The right, where there is a dispute in relation to the accuracy or processing of your personal data, to request a restriction is placed on further processing;
- The right to object to the processing of personal data (in limited circumstances);
- The right to lodge a complaint with the Information Commissioners Office.

9. Concerns and/or complaints?

To exercise all relevant rights, or for queries or complaints please contact the data controller:

The Revd Barbara Hilton, St David's Vicarage, 21 York Villas, Front Street, Tudhoe, DL16 6LP
01388 814093 barbara17hilton@yahoo.co.uk

You can contact the Information Commissioners Office on 0303 123 1113 or via email

- [Contact us - public - ICO](#)
- [Data protection and personal information complaints tool | ICO](#)

For more information, please contact the data controller