

**STAINBECK CHURCH (UNITED REFORMED)**

**ANNUAL GENERAL MEETING**

**BOOK OF REPORTS**

**for  
2019**



**Sunday 2<sup>nd</sup> February 2020 held within Morning Worship**

**[www.stainbeckurc.org.uk](http://www.stainbeckurc.org.uk)**

## **SECRETARIES' REPORT**

Our church building has been going through a transformation over the past 12 months. We have managed to continue with worship and other activities whilst contending with layers of brick dust when the lift was installed and a fair amount of disruption but through it all we have maintained the status quo. - due in part to the organisational skills of our very impressive property team. A BIG THANK YOU TO THEM.

The downstairs hall, which has been handed over to the Nursery for their use, has also undergone many changes with some very impressive building work and decoration.

There was some delay in restarting the Café and the Lunch Club due to the new kitchen being fitted and the room redecorated to a very high standard. However, it is now full steam ahead and the Lunch Club are delighted with their new light, warm and airy surroundings. Our very good Café volunteers are getting to grips with the new kitchen and the use of the dishwasher and all the other new fitments and fittings. Standards have been maintained and along with the Solutions Team and InterACT, our Café is functioning well. Our thanks also go to John Harrison who continues to keep the book cupboard at the back of the Café well stocked.

This year our Minister has presided at the funerals of Colin Smith on 24<sup>th</sup> April at Stainbeck; Ken Craven on 7<sup>th</sup> June at Stainbeck; Rita Ryan on 21<sup>st</sup> February at Lawnswood and Bob Ford on 22<sup>nd</sup> November at Lawnswood. We also record the death of Dorothy Green whose funeral took place in Filey at the end of August. Dorothy was a member of Stainbeck before she moved to Filey. There were no weddings recorded last year but we did celebrate the baptisms of Gino Ryan Bennett on 26<sup>th</sup> May and Finlay James Crawshaw on the 6<sup>th</sup> October.

We thank Donald Hughes, our webmaster who continues to manage our website and also the small IT Team who work and organise the PowerPoint on Sunday mornings and for special services.

Brian and I hope that you will make time to read this small booklet, it is about **your** Church and our future work in the community. We thank Angela for her work and ministry here in this place and please remember both her and Donald in your prayers and don't forget – God loves you all!

*Avril and Brian Bellwood – Joint Church Secretaries*



## **WORSHIP REPORT 2019**

What a transformative year this has been. Each January, before I begin to write my report I read through the previous years' reports. In the Annual report for 2018 we read of plans to refurbish the kitchen ..a new oven?, a commercial dishwasher? but we also read mention of the first formal 'dreams' to move totally upstairs and thus refurbish, re-order the whole building and now, just one year later it has happened! We are physically transformed, and all have adapted happily to a new way of working, perhaps even in some respects to a new way of being church.

The Leeds Partnership is steadily coming together to be the URC in Leeds – new relationships, new ways of working of being church.

Throughout all these changes there has been one constant at least. Our worship pattern has been the firm anchor underpinning all else that goes on. Times for worship on Sundays and Thursdays continue. Opportunities for ecumenical worship continue including worship with families in the community who see Messy Church as 'their church'. This latter initiative together with the work of Thrive gives us reassurance that even though the regular attendance of young people on a Sunday at Stainbeck has fallen young minds still are taking advantage of the other spaces available to them.

I should also record too that this year that Stainbeck planned and led Chapel Allerton Arts Festival Hymns in the Street – a time of joyful singing and sharing.

In this past year Angela has led all our Communion and festival services, she has also led worship within the Partnership thus strengthening links among us all. We have been fortunate to welcome a number of visiting preachers and worship leaders; we have heard different faith stories – always inspiring. I am grateful to all those who have visited us in whatever capacity.

Informal Worship Groups have led worship on four occasions when we have focused on Andrew Morton's book Holy Habits. Once again I

invite anyone who may be interested in sharing in the shaping of these services to speak to Angela or myself – there is no obligation at all to be a part of the presentation of the service but to be a part of the thinking and the planning is a worthwhile experience.

As always this is a time for a sincere thank you to the so many willing and often unnoticed faithful women and men who make the worship life of our church possible.

Lists are dangerous things ... I am going to refer you to page 8 of the Book of Reports for 2018 .... from there this year's thanks continue and I believe they will continue on into the future.

The commitment of everyone involved is, as I have said before, what makes Stainbeck the place, the faith community that it is. We are all well blessed as we come together.

Finally, please will you hold Angela in your prayers as she tirelessly prays and works for us all and for Donald's ministry too as he supports her.

*Ann Coates – Worship Co-ordinator*



## **SUNDAY CLUB REPORT 2019**

In 2019 Stainbeck Church has struggled to provide dedicated sessions for its children every Sunday. All members of the team have had to deal with significant disruptions in their personal, family or professional lives which has meant that they have not been able to commit to the same level of time to Sunday Club as they would have wished.

We have been able to provide Sunday Club at each Communion service and the team has had input into some services throughout the year such as the nativity service. We offer a variety of activity stations ranging for the children such as playdough, craft, art base activities, construction activities so that we can cater for most age groups and interests. This way of working has been easier for the team and more adapted to the unpredictable age ranges of the children that can come on a Sunday. On Sundays when Sunday Club is not held separately, we offer a range of quiet activities for children at the back of church where a small table, pens, paper, colouring and small toys are available for the children.

Many of our older children are of an age when socialising is a really important part of their life and so attend Totally Tuesday or WOW Wednesday which are organised by Thrive (read their report). It is good therefore that that Stainbeck is very involved in how Thrive is developing allowing Stainbeck to be involved with youth work in the area.

Our work with children and families is changing and evolving and we need to take time to reflect on these changes and what they mean for us here at Stainbeck. At the moment we are blessed that a big part of this work is done through our work with Thrive youth groups, Messy Church and with InterAct.

Looking forward as 2020 begins we are hopeful we can create ways to support those families who come with their children on a Sunday morning and offer a Sunday Club on a more consistent basis.

***Emmanuelle Bastide-Wilson***



## **STAINBECK LUNCH CLUB REPORT 2019**

The Lunch Club has continued to provide a warm, safe environment for our members which has been much enhanced by our move upstairs into the Café room. Our very strong and willing team of volunteers: Pam McFetridge, Sue Moule, Tom Mulloy, Maurice Pilsworth, Christine Robson, Sandra Smith and Marion Strange have been joined by Frances Affleck and Helen Inglis on a regular basis. They all come together to make sure that things run smoothly. Ann Coates has very kindly helped with transport and chatting to our members when we have needed an extra pair of hands.

*We have 18 members, most of whom attend the club regularly. They enjoy meeting together on a Monday morning where they 'put the world to rights' and generally have a good laugh about this and that over a cup of tea/coffee/biscuits followed by a two-course lunch. Over the course of the year we learned of the death of Colin Holmes who, although he was living in a care home kept in touch. One of our long-standing members, Stuart Hollingworth is now in a Care Home and we send him our love and hope to see him at some point during the year. We also enjoy the company of Dougie Green, Sheila Harper and Frank Hudson who all joined us during last year.*

We were unable to hold our Annual Afternoon Tea in August due to the renovations but in December we had our Annual Christmas Dinner and enjoyed a visit from the children's Nursery Choir from Angels' Nursery who sang beautifully to us and gave everyone a fantastic Christmas card each which they had all helped to make. Not a dry eye in the house! Some of our members also enjoyed a wonderful Christmas dinner with entertainment at Carr Manor Community School and two members of our club attended the Lord Mayor's Christmas Lunch at the Civic Hall just before Christmas.

Brian and I would like to say a big thank you to all our volunteers; to our Minister; our Church Treasurer; the staff at Knowsthorpe Gate who prepare our meals and doctors and staff at the Meanwood Health Centre who provided us with raffle prizes.

*Avril and Brian Bellwood – Lunch Club Organisers*

## **CHRISTIAN AID**

### **Christian Aid Week 12th-18th May 2019**

Sierra Leone is the world's most dangerous place to become a mother. This year Christian Aid focused on helping mothers to give birth safely and provide the care new mums and babies need.

A new type of envelope was available which didn't need to be collected as the recipient could donate online, by text or by dropping the envelope into the Culto Restaurant opposite church.

During Christian Aid week 2019, five people chose to deliver and then collect their envelopes and raised £162.49 from 5 roads.

Envelopes were delivered, but not collected, from many more roads in the area. £20.05 was collected via the drop off at Culto and we will not know how much was donated online or via text.

A further £436.80 was donated via the Christian Aid envelopes which were provided in church and in the café.

A card and gift stall, run by Pam in May, raised £53.20.

The café takings and having Christian Aid as the Charity for the month totalled £96.11.

The envelopes and collecting boxes at the café added £14.77.

The grand total paid into the bank for Stainbeck URC's various fundraising activities for the 2019 Christian Aid appeal was £783.42. Gift Aid of £111 can also be added to this total.

Thank you all for your generosity, of time, creativity and money, which yielded such an amazing result. Adrian and Helen welcome any fundraising ideas you may have for Christian Aid Week 10-16th May 2020.

***Helen Booth - Christian Aid Organiser***



## **AFTER 8's REPORT**

2019 was another good year for the After 8's. From the Annual Dinner in February to the Dinner Dance in December. The meetings were open to all and well attended.

The usual two days away in Masham took place in June and were enjoyed by all. We also enjoyed other days away to York and Ripon.

Our garden visit was nearly a wash-out. We all carried umbrellas as we braved the rain to walk in this lovely garden in Guisely.

We saw Footloose at Harrogate Theatre, which was a very good production, lively and entertaining.

We are always pleased to welcome new members to the After 8's although you do not have to be a member to join us at any of our monthly meetings, plus our popular Quiz in October.

We look forward to seeing you in 2020.

*Sandra Smith – After 8's Secretary*



## **InterACT Report 2019**

It was near the beginning of this year that we welcomed Maureen Lillywhite to InterACT as its second employee! It's exciting to celebrate not only where we've come to but also having such a well-experienced and well-loved new member of the team. The work that Peter, Angela and others put into securing funding for Maureen's role at Stainbeck played a huge part in enabling this to happen. Thank you.

Of course, it's been a busy year of activity working with people of all ages in our local community, from events at community cafés to youth club, family trips, winter wellbeing support and pre-school stay and play. We're delighted that we've had more community theatre at Stainbeck – we hope it has honoured the tradition here, and we hope to keep it up!

But it should also be said that we have tried to put time aside this year to (re)vision and have a go at doing things a little differently. For example, our new after-school club sessions have been built around moving around Meanwood – different activities and different venues – an experiment built on our experiences from the past and in the hope of inspiring different people to be involved. So far, they're going really well! And we put a day aside back in June to meet with management team and trustees together to dream for the next 10 years. It was good to pray, muse and plan together. You should start to see some of what came out of this time unfold over the next period of time and we look forward to seeing what our partnership of churches does together in the years to come.

It has been an encouraging year. Without a doubt, there have been new faces but also new energy and new enthusiasm for our work together from “people of old”. There are good relationships here, and we benefit hugely from it. When I send out notes to local leaders working together, the list is long. That encourages me, and I hope you too, as we start another year building community together.

***Vanessa Brown - InterACT Co-ordinator***

## THRIVE: The story of 2019

It has been exciting to see the launch of Thrive Leeds in September of this year, to continue the work that Chapel Allerton Youth Project has been doing locally for over a decade. A big thank you to our eight wonderful trustees who gave their time to make that happen – they are made up of a couple of people from each of our churches, so do encourage them as they serve in this way.

Our regular groups **Totally Tuesday** and **WOW** continue to meet – and we enjoyed a brilliant residential in April, where we had lots of fun together and thought about our relationships with ourselves, with God, and how that changes our connection with ourselves and others. We enjoyed lots of free time playing games and went on a slightly soggy walk in the Dales!

**Messy Church** has continued to thrive this year as we have built on relationships with families who return month after month. Messy Church is a time for families to explore faith through creativity, stories, a time of celebration and sharing a meal together. We welcome a mixture of families who regularly attend a Sunday morning church, those who connect to a church through other activities, and those for whom Messy Church is their only real connection with a church.

New people have joined the Messy Church team this year and there is a renewed desire to see our relationships with the families who come to Messy Church grow and expand outside of our monthly meetings. This year we plan to start pastoral visiting and other ways of growing as a community, so watch this space! At the beginning of the summer holidays we had our second joint **holiday club**.

Our **schools work** continues locally and it has been brilliant for Helen to continue leading assemblies at Mill Field and Chapel Allerton Primary Schools

We ran our first **‘Prayer Spaces in Schools’** event at St Matthew’s Church for all the children from St Matthew’s School during Holy Week

at Easter. We have enjoyed working in partnership with RAISE and Leeds Faith in Schools to support children as they transition from primary to secondary school. It was great to run our High School Heroes session at Mill Field Primary and to give space for the children to express their hopes and fears about moving school. We continue the transition work at Carr Manor, by working alongside a group of girls who appreciate extra support in settling and finding their feet in Year 7, then will follow that up with some one-to-one mentoring in the new year.

Details of all these activities are available either hard copy in church or look on the Stainbeck website.

Thank you for the love, interest and support you give to our work with young people locally – we appreciate you!

**Hannah Dey - Project Coordinator and Youth Worker; and Helen Greenwood - Children and Family Worker**

**[hannah.dey@thriveleeds.org.uk](mailto:hannah.dey@thriveleeds.org.uk); [messy@thriveleeds.org.uk](mailto:messy@thriveleeds.org.uk)**



## LEEDS CITIZENS 2019

Our main focus continues to be to bring improvements to the environment and people of the Beckhill Estate. We hold meetings at the church on the second Wednesday of each month from February to November. Work on the paths and steps continues. Phase 3 started in Apr 2019 and Phase 4 will begin in Apr 2020. Litter and fly tipping continue to be an issue, burglaries less so in areas which now have improved lighting.

Due to falling numbers at the meetings the Team have been encouraged to invite neighbours and friends especially as we are looking forward to the start of the Taylor Wimpey development on the estate. Having heard nothing from Taylor Wimpey for months, Team Beckhill decided to visit them on 3<sup>rd</sup> October, at their Wakefield office, with a cake and a large card signed by lots of residents, church and café people. Andrew and Ian, at the office, were pleasantly surprised by the visit and were able to update Team Beckhills on the progress through the planning application.

Paul Irons from the refuse department at the Council came to discuss again the many issues with the refuse collections on the estate.

Nikki Cox our PCSO runs a PACT meeting every 6 weeks which informs people about current crime in their area and ways to remain safe.

Tom Chigbo led a **Leeds Citizens training** at Moortown Baptist Church in June. Helen attended from Stainbeck.

In July at a **Leeds Citizens Together** meeting at Roscoe Methodist church updates were given on all the Leeds Citizens actions across the city – schools work, traffic calming, problems with prostitution and drugs, eco projects, combatting social isolation.

City wide the Mental Health actions have got the best response with mental health workers in 4 GP practices.

If you want to be involved with **Leeds Citizens**, please join us on the **second Wednesday of the month** in the café room or talk to helen, David Wilson or Angela. A fuller report available in the church.

***Helen Booth - Leeds Citizens Representative***

## **MANAGEMENT REPORT 2019**

A special year? Every year is special when you reach a certain age (like 2 years old, for instance!). Stainbeck has had many special years in the last eightyeight, and 2003 was one of them.

When we made, or had to make, that big decision in 2003 to spend all our reserves to create disabled access at the church level, we began the moves necessary to ‘open the building up to the community’, which reflected the direction in which Stainbeck had already been moving for a number of years. Rents doubled in 12 years, and all the hirers were providing life-enhancing activities, from Music Bugs for toddlers to the Asian Ladies social meeting. People remarked on how busy the building was...and how inadequate was the car park. We were running a Community Centre, and a Church at the same time.

To quote from one of the applications for funding, ‘We have found that the Christian Faith, in word and action, is best promoted when Church and Community meet and work together’. But in our situation, when does that occur? Clearly, the Café and the Lunch Club are meetings where that is most likely to happen. It is the very aim of InterACT to bring about such interactions but in other organisations and groups, there is very little contact between fee paying ‘clients’ and the Faith Community. From being housed in a building which was a mystery to most people who passed by, we were in danger of anonymously inhabiting a community centre.

The idea of leasing the ground floor to Angels Nursery has been a catalyst, turning 2019 into another special year. The new level of rent means that we do not rely as much on rent from hirers as we have done in the past. There is a change of emphasis. We can look to ‘develop and secure viable and sustainable mission’ over the coming decade.

The detail of what went on from February to October would fill this booklet, even if I could remember it all, the quotes, the designs, the discussions, the will they, won’t they, questions over approval and funding, the ups and downs, the lease negotiations, but throughout it all one constant remained, and that was the monthly meetings of the Management and Property Committee, when all the various strands and plans were pulled together. Discussions and opinions, expertise and



experience, were, however, only a part of the contributions made. PM, for example, began by making the Movie Makers a new box for their equipment and ended (as far as the project is concerned!) by fitting the architraves. Everyone played their part (including ex-officio JC) in ensuring that the Project reached a successful conclusion.

As the Property Report documents, clearance of the Loft was one of the first areas of work undertaken. It was hard physical work, it was summer, and we had the strength of Dylan-Jay, a big car, and a re-cycling centre on Meanwood Road. It was very satisfying. Another early problem to be solved was that of where to put the lift. The idea of taking out part of the old kitchen came from the surveyor who was measuring up for the new lease.

After quotes and discussions, after visiting other churches, with the recommendation of AB, we decided on Ikea for the kitchen, helped in the design by Avril and Sandra, and then upgrading after a visit from the Synod Evangelist, Ashley Evans, who used to fit kitchens. Nick, working alone, completely transformed the downstairs Hall, and helped us finally to complete the job, one year after the idea had occurred to JC.

In losing the Hall from July this year, we've lost Zumba, the Asian Ladies and the Syrian group. They have moved to Meanwood Community Centre, which is under new management. We could have accommodated the Music Bugs, but they had a problem with our car park. People in Action, Movie Makers, Scouts and Beavers have moved up from the Hall, as have the Lunch Club. InterACT now meet in the three rooms upstairs but have storage downstairs in part of what was originally the stage. Some equipment is stored in the alcove, and Arts and Craft materials are in cupboards behind the curtains on the Sanctuary. The Loft is now an important storage area for the church, InterACT, and other hirers: the Scouts and Karate.

The Project is not completed, rather it is just beginning. It is a project about efficient use of our building, effective use of the time and energy of our Faith Community, and a belief that only when Church and Community work together can mission succeed.

And so, to the guttering. Or, more precisely, to the sale of the Manse.



We have plans.

- After a window into the Lounge was broken twice in order to gain entry from the flat roof above the kitchen, we have ordered a metal fence, which will actually be a lockable gate to close off the flat roof.
- Recent heavy rain has put replacement of guttering high on our priorities.
- We need to replace the old stackable chairs which were invaluable at the Pocket Pantomime, when 101 tickets were sold.
- Storage can be improved in the Youth Club cupboard.
- We need vinyl on the back stairs as part of the ongoing improvement of the South entrance, which is likely to be increasingly used in future when there is an activity in the church.
- The office needs refurbishing.
- To extend the car park we are looking into grass protection mesh.
- And there are repairs necessary to brickwork and the outside steps.
- Any more ideas?
- A mission lunch? That's more like it!

Thanks to AH, DM, PM, AB, HI, BB, JC

*- Peter Craske Convener*



## **PROPERTY REPORT 2019**

The Management & Property Team meet on the 2<sup>nd</sup> Wednesday of each month to discuss all aspects of the Church Property. Members are: Peter Craske (Convener), Brian Bellwood, Adrian Booth, Angela Hughes, Helen Inglis, Doreen Moore (minute secretary) and Peter Moore.

### **FEBRUARY 2019**

At the AGM at the beginning of February, Church Members agreed to move forward on the Nursery changes, a new kitchen in the Café Room and a new lift.

The Property Team obtained quotes for the kitchen and arranged a visit to Clifton Methodist Church to have a look at their lift.

Major work for the Nursery was established: remove stage, construct office and reception etc.

PC investigated central heating requirements and also started to look at the changes re the Hirers.

AH successfully organised disabled parking in front of the church.

Synod contacted re Funding, Grants etc.

### **MARCH 2019**

A Special Church Meeting took place to request permission from the members to go ahead with the building plans and also a request to sell the Manse and to declare resultant 'Manse Funds' redundant.

### **APRIL 2019**

A meeting with members of the Synod took place at Stainbeck to discuss future plans.

The Syrians have left Stainbeck and are now meeting at Meanwood Community Centre.

AB will investigate using 'HIVE' (wireless thermostat). A Hub will be required on back of Router.

A visit to Skipton Church took place to have a look at their kitchen (PC/JMC).

Loft clearance started – curtains and other fabrics were collected by St Gemma's.

A quote for a new Loft ladder will be sought.

Quotes for building work re installation of lift required.

## **JUNE 2019**

HIVE system installed by AB. PC/AB can now remotely adjust the heating system.

Agreed to go with Kayes Builders for lift building work.

Plans for removal of Servedry were discussed along with installation of a new vinyl floor in the kitchen.

## **JULY 2019**

The Manse was put up for sale on July 15<sup>th</sup> – Manning Stainton are handing this.

The Movie Makers are moving to the Café Room, PM is making a smaller box for them.

Planning for the refurbishment of the Lounge has commenced, this includes painting the walls and cupboards, a new vinyl floor, new curtain poles, boxing in of the pipes, installation of cupboards and a work top to cater for drinks etc. during meetings.

New loft ladder installed on July 15<sup>th</sup>.

Nursery kitchen – they only require one oven – we will arrange disconnection of the redundant oven, the phone needs removing and it was agreed that the gas boiler service in the kitchen will be passed to Safegas.

## **AUGUST 2019**

Vacating the hall was underway - most property has been re-located to the stage, 1<sup>st</sup> floor and loft (thanks to Dylan Jay for heavy work). Curtains and notice boards have been taken down. (JC is looking at altering some of the curtains to act as blackout curtains for the Movie Makers).

The old piano was collected by a Karate student.

A new mop sink has been installed providing hot and cold water supply downstairs. Also the handwash sink, soap dispenser, drier and mirror have been re-located in the Ladies toilet.

It was decided that Nick, the nursery builder will do the plastering around the lift shaft on the ground and 1<sup>st</sup> floor. PM will make good the surrounding woodwork.

PC/JC completed the painting of the Café Room prior to commencement of the installation of the kitchen by IKEA on August 27<sup>th</sup>.

The Nursery lease was signed on Aug 30<sup>th</sup>. Payments in future will be made on a quarterly basis.

## **SEPTEMBER 2019**

Guttering around the church is in urgent need of repair/replacements. AB obtained 3 quotes for this work. PC submitted a grant application form to the National Churches Trust, we expect to hear in November whether our application has been accepted. (Unfortunately our application was unsuccessful due to an exceptional level of interest for this round of funding).

Lift was successfully installed on September 18<sup>th</sup>.

## **OCTOBER 2019**

A lock has been fitted to the Café Room door.

It was agreed we will put a rope across the steps in the Sanctuary.

Work in the lounge has commenced – carpet has been removed, pipes boxed in, painter started on October 11<sup>th</sup>, vinyl floor fitted.

## **NOVEMBER 2019**

The Manse is now sold subject to contract.

Building Work: Nick will do the plastering followed by PM who will fit the architraves.

The Painter is booked for 19<sup>th</sup> and 20<sup>th</sup> December to paint the downstairs lobby.

The Lounge is finished, walls and woodwork have been painted by Chris. The vinyl floor has been laid. JC has fit new curtains and contrary to earlier thoughts a blind has been fitted behind the worktop.

Café Room: Useful laminated guides are in place (AB).

We now have cordless phones installed by AB.

Stair Lift is unusable, we will seek advice on how much it will cost to repair.

On November 13<sup>th</sup> we had a break-in, intruders climbed onto the flat roof and smashed the window in the lounge. They made for the office but didn't gain entry.

We will consider what can be done to avoid this happening again (a metal barrier as on the other side of the church is an option).

## **DECEMBER 2019**

In the early hours of Sunday, December 8<sup>th</sup> we had another break-in in the Lounge.

The worktop was damaged but nothing was stolen. PM boarded the windows up with MDF and we have obtained quotes for installing a Security Gate similar to the Security Gate at the Southside of the building.

We have successfully repaired the Pool Table for the Youth Club

On the Building side, the plastering was completed by Nick. PM fitted the architraves and the final job was for the painter (Chris) to paint both downstairs and upstairs areas around the lift.

We are escalating the need to replace the guttering as we are experiencing areas where it is raining in and causing damage to the walls in the café room.

***Doreen Moore – Property Minute Secretary***



## FINANCE REPORT

2019 was special, different, unusual, unique even. With a Balance Sheet to match. In 2018, we had £12,214 more income than expenditure. Add this to the £12,660 with which we began the year, and the total is £24,874, which is how we began 2019. But we begin 2020, £1,760 in debt, having spent £26,634 more than we received in income, during 2019.

How can this be explained? Well, look no further than the Balance Sheet. Firstly, the Family Solutions Account, £16,688, followed Maureen to InterACT. It was never our money anyway! Secondly, note Loans, up almost £9,000.

So we spent (£26,634 minus £16,688) £9,946 more than our income. How did that come about? Importantly, we began the year with (£24,874 minus £16,688) £8,186 of our own money, but of that £6,000 was already earmarked (where does that word come from?) for the Kitchen, courtesy of Holy Trinity and the Mawsons. In fact then, we began the year with £2,186, and set out almost immediately on a project expected to cost £60,000, finishing up £1,760 out of pocket.

Turning to the Income page, you'll notice that Donations fell, because the previous year featured the kitchen donations. The Manse Rent was lower because it was on sale from July. And Room Lettings were down after the departure of Zumba, Music Bugs and the Syrians. Collections were significantly up, but the big increases were, of course, from Grants and the Nursery.

Most routine Expenditure items either remained the same as the previous year, or were lower, apart from an inevitable rise in Heat, Light and Water costs. As mentioned above, Family Solutions money appears as expenditure on InterAct but there is also a reduction in expenditure on Work in the Community. The change from 2018 in net expenditure on InterACT because of the transfer of money amounts to £7,130.

Obviously, the big rise in expenditure is on Property, which, together with the Legal Fees, mainly accounts for the increase in expenditure from 2018 of £62,495, leaving out InterACT.

This Property expenditure is listed in more detail on the Project and Associated Work pages. Funding is also listed there. The Project page

lists how the cost of the kitchen was almost £2,500 over budget, and explains why this happened. The cost of the Lift was close to the original quote. Synod provided £36,000 towards the £47,000 overall cost. The Bernard Sunley Foundation gave a grant of £5,000 towards the Lift. Holy Trinity, and the Mawsons had already given £6,000 towards the Kitchen.

At the top of the Associated Work, and necessary, is the new pump. Before any work for the Nursery or the Lift could take place we had to work out how the pipes in front of two proposed doors could be moved. As we considered the problems of modifying our ancient system, the old pump gave up the ghost, noisily. On the advice of Synod Office, we contacted a company in Wetherby, who not only replaced the pump, but also had the equipment to modify the system, as required, all at the cost of £4,400. Unfortunately, that was money we didn't have, but once more Synod came to the rescue with an instant, interest free loan.

It was also necessary to move the Movie Makers up to the Café Room, and, as landlords, to make alterations, which had not been required previously, to the old kitchen. It was a convenient time to decorate, but also to improve the Lounge, installing a 'mini-kitchen', recognising that hirers moving upstairs might make access to the new kitchen occasionally difficult. The overall cost of this additional work was just under £8,700. In April, Allchurches Trust had given us a grant of £2,700, and this was followed, in May, by £2,000 from the Beatrice Laing Trust, early encouragement that we were on the right lines. The remainder came mostly from Church Funds, an amount we routinely spend on property in a normal year.

For most of the year, the Surveyor, and a Legal team were working on a new lease for the Nursery. This was finally agreed at the end of August, at a cost of £4,357. This is a good investment, since from that date the annual rent went up from £12,000 to £25,000. Needless to say, we didn't have that in the bank. However, before this time, I'd begun to use a dedicated credit card, as much for the convenience when paying invoices (particularly when going numerous times to Ikea to change doors etc) as for the credit. Of course, as most people know, credit cards only work for you if you pay the monthly amount in full (otherwise they work for the bank – to the tune of 28% interest!). We have been helped by the fact



that the Nursery now pays quarterly in advance, and have paid £6,250 in October and December. But in the end with the bank account dwindling, J. and I put £5,000 into the account, in the knowledge that the other big story of 2019, and the oaken staff on which we lean, was, hopefully, coming to a happy ending. The Manse is sold, subject to contract.

This will be, I hope, at the centre of the Finance Report 2021. If the Manse sells for £250,000, after expenses, then I understand that Stainbeck will have over £180,000 to spend or invest as members think is appropriate. My initial position on this was that primarily we must ensure that the annual income from any investment should at least cover the average rent we've been receiving from renting the Manse. This is £5,000 and I'm told that to guarantee such a return we would need to invest around £100,000. Of course, if we simply put the £100,000 in the bank with next to no interest, and withdrew £5,000 a year, it would still last 20 years. This is why the following advice from the Charity Commission took my eye: *'Trustees have a duty to apply the charity's income for the benefit of its beneficiaries. This usually means that income should be spent rather than invested. However, it is likely that some funds will be retained within the context of a reserves policy and where appropriate invested.'* What do you think?

This year we donated a total of £1,645.56 to charities:

Faith in Schools £49.51; Lineham Farm £121.93; Blind and Deaf £63.05; People in Action £64.88; Christian Aid £96.11; St. Gemma's £99.01; Pafras £84.57; NW Food Bank £153.58; LASSN £66.07; Help for Heroes £134.21; South Yorkshire Flood Disaster £712.64

***Peter Craske - Treasurer***

# **THE PROJECT TO DEVELOP AND TO SECURE VIABLE AND SUSTAINABLE MISSION BASED AT STAINBECK UNITED REFORMED CHURCH OVER THE NEXT DECADE**

The costs of all works (inc original estimates)

## **THE KITCHEN**

<b>1. Preparation -</b>	Removal of a radiator	£216	(£230)
	Re-siting of the loft ladder	£581	(£776)
	Flooring	£1,459	(£630)
	Electrical (inc. more sockets)	£1,844	(£1,280)
	Plumbing	£1,830	(£300)
<b>2. Kitchen</b>	Including appliances	£11,641	(£12,000)
<b>3. Free-standing</b>	Commercial Dishwasher	£2,874	(£2,185)
	Fridge and Freezer	£440	(£240)
<b>4. Installation</b>		£2,515	(£2,574)
<b>5. Ceiling</b>			(£300)
<b>6. Waste Disposal</b>			(£425)
<b>TOTAL</b>		<b>£23,400</b>	(£20,940)

## **THE LIFT**

<b>1. Building Works</b>		£6,059	(£6200)
<b>2. Invalift</b>	(inc. an alarm)	£17,786	(£17,040)
<b>TOTAL</b>		<b>£23,845</b>	(£23,240)
<b>TOTAL COST (including VAT)</b>		<b>£47,245</b>	(£44,180)

The increase in the cost of the kitchen can largely be explained by the condition of the floor, and the need for it to be level. Also unexpected was the discovery of the boiler, and the plumbing necessary to re-install it. An element of VAT was omitted from the electrical quote, and further sockets have been added. An alarm, sounding near the café room, has been installed in the lift.

## **ASSOCIATED WORK BOTH NECESSARY AND CONVENIENT**

<b>THE NEW PUMP</b> and modifications to the system	£4,440
<b>LEGAL COSTS</b> of the lease	£4,357
<b>MOVIE MAKERS</b> and the Loft	£1,790
<b>OLD KITCHEN</b> inc. gas boiler and electrical	£2,714
<b>FLOORING</b> passageway	£354
<b>ENTRANCE AREA</b> new sink, moving hand wash etc.	£870
<b>LOUNGE</b> inc. Mini-kitchen, flooring with lobby, painting	£2,190
<b>DECORATING</b> café room, and lift area, roller blinds	£776
<b>TOTAL COST</b>	<b>£17,491</b>
<b>OVERALL COST</b>	<b>£64,736</b>

### **FUNDING**

<b>SYNOD LOAN</b> interest free; repaid at £888 annually	£4440
<b>SYNOD MISSION FUND</b> for the kitchen and mission	£24,000
<b>VISION AND OPPORTUNITY</b> towards the lift	£12,000
<b>ALLCHURCHES TRUST</b>	£2,700
<b>BEATRICE LAING TRUST</b>	£2,000
<b>BERNARD SUNLEY FOUNDATION</b>	£5,000
<b>HOLY TRINITY MEANWOOD</b>	£5,000
<b>JOHN AND JUNE MAWSON</b>	£1,000
<b>PETER AND JOAN CRASKE</b> interest free; repaid asap	£5,000
<b>CHURCH FUNDS</b>	£3,596
<b>TOTAL FUNDING</b>	<b>£64,736</b>

**DRAFT ACCOUNTS YEAR END: 31st DECEMBER 2019**  
**INCOME**

	.....			
	2019			2018
	£	£	£	£
Direct Giving:				
Envelopes	1,232		912	
Cash	4,608		2,780	
Gift Aid	13,717		13,736	
		<b>19,557</b>		<b>17,428</b>
Nursery Lease		22,555		12,000
Room Lettings		20,594		21,983
Tax Refund on Gift Aid		4,667		4,989
Grants		49,982		23,147
Donations & Fund Raising 1)		5,894		11,381
Interest Received		14		9
Manse Rent		2,981		4,825
Appeals for Charities		1,900		1,605
<b>TOTAL INCOME</b>		<b>128,144</b>		<b>97,367</b>
Carried Forward				

**DRAFT ACCOUNTS: YEAR END 31st DECEMBER 2019**  
**EXPENDITURE**

	2019		2018
	£	£	£
<b>TOTAL INCOME b/fwd</b>		<b>128,144</b>	<b>97,367</b>
<b>EXPENDITURE</b>			
Ministry & Mission	20,784		20,784
Organist	1,380		1,225
Manse Insurance	413		516
Interact	15,244		1,915
Insurance	3,029		2,913
Outlook Postage	197		204
Professional and Legal Fees	5,077		420
Cleaning inc. waste removal	8,541		8,561
Maintenance inc. gardening	3,359		4,091
Heat, light and water	13,155		11,183
Telephone	544		621
Property	62,390		5,483
Minister and Preachers expenses	4,160		3,531
Worship resources	345		1,110
Gifts to charities	1,811		1,521
Work in the Community	4,404		10,603
Sundries (2)	5,649		6,054
THRIVE	4,000		4,000
Manse Council Tax	296		418
		<b>154,778</b>	<b>85,153</b>
		<b>-26,634</b>	<b>12,214</b>

**DRAFT ACCOUNTS: YEAR END 31st DECEMBER 2019**  
**BALANCE SHEET**

	2019		2018	
	£	£	£	£
Current Bank Account		9,361		8,306
Loans		-8996		0
Family Solutions Account		0		16,688
Cash		81		180
Creditors		-300		-300
Tax refund on gift aid		-96		0
MBNA		-1,810		0
		<b>-1,760</b>		<b>24,874</b>

**REPRESENTING:**

As at January 2019	24,874		12,660
Income less Expenditure	-26,634		12,214
		<b>-1,760</b>	<b>24,874</b>

**DRAFT ACCOUNTS YEAR END: 31st DECEMBER 2019**

## NOTES

	2019	2018
	£	£
<b>(1) DONATIONS &amp; FUNDRAISING</b>		
From Church Groups	100	150
Outlook donations	252	126
Community Café	2,043	2,372
Fund raising	207	158
Donations	3,292	8,575
	<b>5,894</b>	<b>11,381</b>
<b>(2) SUNDRIES</b>		
Leeds Partnership	608	561
Leeds Citizens	500	250
Café Supplies	1,019	1,038
Training Aids	0	57
Stationary, Postage, and Printing	1,836	2,637
URC Levy	632	480
Publicity	202	216
Charity Café	281	271
Licences	571	544
	<b>5,649</b>	<b>6,054</b>



.....		
<b>INCOME</b>		
	2019	2018
	£	£
Leeds City Council Grant	955	1,819
Members Contributions	2,229	2,804
Legacy	0	1000
<b>Total</b>	<b>£3,184</b>	<b>£5,623</b>
<b>EXPENDITURE</b>		
Cost of meals	3,345	2,709
Transport	380	410
Rent	1,080	1,080
Shopping	294	140
Activity	0	0
<b>Total</b>	<b>£5,099</b>	<b>£4,339</b>
<b>Income less Expenditure</b>	<b>-£1,915</b>	<b>£1,284</b>





**FROM THE OLD INTO THE NEW .....**  
**KEEP ME TRAVELLING ALONG WITH YOU**

