

	Paper	Action
1 Statutory Accounts Year Ended 31 December 2021	K1	<i>Approval (subject to Approval of Trustees)</i>
2 Forecast Year Ended 31 December 2022	K2	<i>Information</i>
3 Budget Year Ended 31 December 2023 (Draft)	K3	<i>Information - to be approved by Executive</i>

Synod meeting 22 October 2022 - Highlights and Key Objectives

2021 Statutory Accounts

- 1 Net surplus in the year of £0.448 million (2020 surplus of £7.421 million). Regular income running at a surplus of £0.088 million (2020: surplus of £0.286 million) and Discretionary Fund a surplus of £0.360 million (2020: Surplus £7.139 m).
- 2 Regular income depressed by significant property repairs against programme assets of £0.211 million.
- 3 Surplus in the Discretionary Fund reflective following mitigating factors
 - Unrealised gains from the revaluation of all our investment properties by Rapleys (£2.0 million) and the increase in values of our equity holdings with CCLA (£1.7 million)
 - Requirement to recognise full discounted four-year commitment to Ministers Pension Fund deficit amounting to £3.0 million

2022 Financial Forecast

- 1 Currently forecasting an overall surplus of £7.663 million against a budgeted loss of £1.9 million, a favourable variance of £9.7 million.
- 2 Regular income and Expenditure is running at a £0.069 million adverse variance to budget due to the following mitigating factors:
 - Investment Income below budget as a result of investment units sold in Q421 to fund the payment to the Ministers Pension Fund Deficit
 - Two significant refurbishment projects approved during the year
 - Write off of abortive fees in respect of the Adeyfield claim against the Main Contractor which we have concluded is unlikely to be successful.
- 3 The Discretionary Fund is showing a favourable variance of £9.6 million largely driven by the following factors:
 - Gains expected from the closure of Woodford Green and St Pauls Enfield amounting to £7.7 million amongst other smaller property gains.
 - Favourable variance against payment to Ministers Pension Fund Deficit of £0.8 million as full commitment recognised in 2021.
- 4 Staffing
 - The following posts have been filled during the year
 - Property Officer (new post)
 - Training Officer (existing post)
 - Lumen Centre Manager

 - Posts to be filled
 - Administrative Officer - (new post) - now 2023 ???
 - Chief Operating Officer (new post) - now 2023 ???

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2023 Budget

1 Budget process this year slightly different from previous years as we've split it into two phases as follows

- Phase 1 - Base Budget
- Phase 2 - Strategic Considerations

The results of Phase 1 are presented to you in draft form as they are subject to discussion with Synod Executive, currently anticipating a budget deficit of £1.7 million. However there are no significant items of note, other than the following

- We are currently proposing a separate fund of £1.0 million as part of the Resources Fund to deal with our commitment to Green Apostle Environmental policy

In Phase 2 we will have wide internal consultation concerning the following matters

- Environmental policy
- Church closures
- Deployment
- Lumen
- Training / Walking the Way