



Cockington Parish Church of St. George and St. Mary Cockington  
Park. TQ2 6XA  
St Matthew's Church, Walnut Road. TQ2 6JA  
St Peter's Church, Queensway. TQ2 6BP

**Annual Report  
and  
Financial Statements  
of the  
Parochial Church Council  
for the year ending  
31<sup>st</sup> December 2023**

**Priest in charge**

Revd Prebendary Samantha Stayte

**Banks**

H. S. B. C.

7 Palace Avenue, Paignton TQ3 3ED

CCLA

Senator House, 85 Queen Victoria Street, London, EC4V 4ET.

**Independent Examiner**

Louisa Lulek FCA CTA.

Darnell's, Quay House, Quay Road, Newton Abbot, Devon. TQ12 2BU

## Annual Report for the APCM 2023

To include:

- The Report of the PCC Secretary
- The Churchwarden's Report for the fabric from the Churches of St. George & St. Mary, and St. Matthew's
- The Deanery Synod Representatives Report
- The St. Peter's Church Centre Committee Report
- The Annual Financial Report
- Mission Action Plan Report
- Mission Community Report
- Annual PCC Safeguarding Declaration 2023
- The Priest-in-Charge's Annual Report

### Administrative Information

The Parish of Cockington and Chelston is part of the Diocese of Exeter, within the Church of England. The correspondence address is The Vicarage, 22 Monterey Close, Torquay, Devon, TQ2 6QW.

PCC members who have served during the year are:

**Incumbent:** The Reverend Prebendary Samantha Stayte (licensed July 2023)

**Associate Vicar:** The Reverend Paul Evans

**PTO Priest:** The Reverend Chris Clements

**Warden:** Mrs. Maureen Ashcroft

**Parish secretary:** Ms Patricia Steel

**Representatives on the Deanery Synod:** Ms Patricia Steel

**Elected and Co-opted Members:** Ron Ashcroft, Jayne Allanson-Hart, Barry Church, Roger Downing, Philip Harnett, Vicki Osborne, Maggie Shelton, Pam Holton, Marion MacDonald, Mike Papavasiliou.

### Structure, Governance and Management

The enclosed Statement of Financial Activities represents the amalgamated accounts of the Parochial Church Council (PCC) of Cockington and Chelston.

The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC.

### Objectives and Activities

Cockington and Chelston PCC has the responsibility of co-operating with the incumbent, in promoting the parish in the whole mission of the Church, pastoral, evangelistic, social, and ecumenical. It also has maintenance responsibilities for the Church buildings within the parish.

## **Report of the PCC Meetings 2023 [PCC Secretary]**

The PCC met 5 times with a good attendance of the 14 Members and 15 when the Parish was delighted to welcome Rev Preb Samantha Stayte after her Installation at St Matthews Church on 20th July 2023.

PCC meetings dealing with the vacancy were attended by Bishop James Grier and/or Archdeacon Dettmer and their support and help was much appreciated.

The PCC was fortunate to receive legacies which enabled discussion on roof repairs at Cockington and St Matthews.

The non-use of St Peter's continued to cause concern both financially and lack of use of the resource.

### **The Fabric report for Parish of Cockington and Chelston Cockington Church**

All portable appliances have been tested.

The main soak-away drain has been cleared and the manholes cleared.

The gutters have been cleared.

The Tower roof has been re-pointed which has greatly reduced any water ingress.

The annual fire safety inspection has been carried out.

The oil-fired boiler has been serviced.

The small amount of garden around the church has been well maintained.

Although there are still occasions when there is water ingress into the church the number of places has been reduced. Two estimates have been obtained and Archdeacon's permission to replace the lead has been applied for.

An estimate has been obtained and awaiting Archdeacon's permission to repair the main door.

The blower for the organ which, was on its last legs, has been replaced at a cost of £5,232.

The quinquennial inspection was carried out and many of the recommendations have been set in motion.

The steps, inside and out, have been white-edged to increase visibility for the partially sighted.

### **St Matthew's Church**

All portable appliances have been tested.

The annual fire safety inspection has been carried out.

The gas boiler has been serviced.

The guttering, hoppers and downspouts have all been cleared. Our thanks to Mike Harris and Ron Ashcroft for their work on this which has stopped the deluge of water entering the church during periods of heavy rain.

Many loose tiles have been replaced and re-pointing of the ridge tiles has stopped the water ingress near the choir stalls.

The hedges are on a contract to be cut twice yearly and the debris removed.

The memorial garden is well maintained on contract and the surrounding grounds have been well maintained by a dedicated group of parishioners.

Problems with lighting have been sorted and both sets of uplighters, highlighting the bosses, are back in use.

The quinquennial inspection was carried out and many of the recommendations have been set in motion. Two estimates have been obtained and Archdeacon's permission to replace the lead has been applied for.

## **Deanery Synod Report**

### Torbay Deanery Synod 2023

Synod met three times this year – in February at St Mary Magdalene, Upton, in July at St Mary the Virgin, Churston, and in October at Christ Church, Paignton.

I am pleased to note Cockington Parish was represented at each meeting.

A priority was mutual support, so at each meeting we spent half an hour hearing from and praying for each other's parishes.

We heard of initiatives taking place in the Bay. This was mainly related to Torbay United – this ecumenical church-based charity has been established to identify needs in our communities, to bid for grants and administer the outcomes. This has been awarded £120,000 targeted at food banks and mobile supermarkets, and for school pastors.

In addition, Torbay United has invited evangelist J John to Torbay in December, and continues to plan various forms of outreach to the community.

Synod identified a priority to meet and work with Funeral Directors for mutual support. A positive meeting was held.

Synod is also a forum for information from the Diocese. The deanery was congratulated on achieving a high level of return to the Diocesan Parish Share. We were encouraged that more parishes were getting up to date with Safeguarding responsibilities, including Domestic Abuse. Dr Jon Curtis introduced the "Mission Community Health Check" resources to identify where best to deploy our resources as we follow the diocesan "Next steps" initiative.

Church attendance levels in the deanery are above those for 2017, when Bay Church is included. We received reports from General and Diocesan Synod.

### Departures

We wished the Bishop of Exeter, the Rt Rev Robert Atwell, a happy retirement.

During the year, the Deanery Treasurer, James Devonport resigned, and the Chair, Giles Fearnley has moved to Cornwall, though he has remained in post. In addition, one of the assistant Rural Deans, Stephen Yates, has left parish ministry altogether.

In December, Rev Nathan Kiyaga reached the end of his three-year term, and Fr Peter March will be commissioned as Rural Dean in February 2024. He will have three assistants, one of whom is Revd Prebendary Samantha Stayte.

## **St. Peter's Report to the APCM**

This year the St Peter's Centre has remained closed. The building and the fire safety checks are completed weekly. Dart fire continues to inspect the fire equipment yearly and the fire alarms and emergency lighting every six months. The water remains turned off. There is still no decision about its future use but the new incumbent has initiated conversations with the Archdeacon about the way it might be used to maintain a Christian presence within the community.

## **Parish Mission Action Plan (MAP)**

As the incoming priest it was immediately clear that the months of vacancy this year were filled with enthusiasm to pursue the Diocesan vision expressed in the aims of To Grow in Prayer; To Make Disciples; To Serve the People of Devon (*Cockington and Chelston*) with Joy and this has enabled me continue and introduce initiatives which are focused on those aims:

### **Growing in Prayer:**

- There is a monthly rota of lay members leading intercessions for both Cockington and St. Matthew's.
- A weekly intercession group on a Wednesday at St Matthew's.
- A mid week Communion on a Wednesday at Cockington.

### **Making disciples:**

- Second Sunday 'Worship Together', the all-age service at St Matthew's continues to welcome families with young children. It has also been an opportunity to welcome families and godparents bringing children for baptism.
- Kids Church on the first Sunday of the month provides child focused teaching and worship.
- Participation in the Diocesan Come and See weekend when the Archbishop of Canterbury visited the diocese.
- Outward facing monthly services to welcome new comers: Apple Day, Christmas Carol Services and the Crib service.
- A Lent Course enabled deeper focus on faith
- The Advent Course which focused on our hopes for the parish in the year to come was well attended.

### **Serving the People of Devon with Joy:**

- Throughout the year our weekly Church Shop has welcomed all to purchase bric-a-brac and other items. This has created many openings, as have our monthly coffee mornings.
- Although mainly fund-raising, our Seasonal markets have attracted many into St Matthew's, where there has been appreciation of the church and its work.
- Cockington Primary School held their Christmas celebration of music at St Matthew's.
- There are regular home visits to housebound members of our church community.
- There was enthusiasm to pilot a range of other ideas stemming from the Advent Groups.

## **Mission Community**

Members of our sister church in the Mission Community joined in with Come and See and a number of our advent and Christmas Services. Similarly members of our congregation regularly support their Monday Market.

## **Annual Financial Report on the Accounts for 2023**

The examiner directs your attention to the attached accounts starting on page 8 of the Annual Report booklet.

## **Annual PCC Safeguarding Declaration 2023**

‘The PCC and the Priest in Charge of the Parish of Cockington and Chelston, hereby declare that they have honoured the duty to have due regard to House of Bishops’ guidance on safeguarding children and vulnerable adults.’

### **Safeguarding report for 2023**

During the year (September 2023) the Parish Safeguarding Representative, Barry Church, stepped down. This role is currently in vacancy with Revd Preb. Samantha Stayte working closely with the Diocesan Safeguarding Team to make sure communication is effective, a temporary arrangement while a new parish team is recruited.

Domestic Abuse Discreet Contact posters (Torbay) are now located in both St. Matthews and Cockington Church.

Safeguarding has been an item on all PCC agendas.

### **Priest in Charge’s Annual Report to the PCC, year ending Dec. 31st, 2023**

This has been a year in transition, both for me in moving back to my home town in the summer, and for the parish as, having carried, what seems to me like a very healthy time in vacancy, there was the adjustment to welcoming the new priest in charge.

The Licensing Service was a wonderful evening – quite overwhelming for me, with such a range of congregation, Deanery and community representatives, hosted so ably by the Church warden and team at St Matthew’s.

Through the rest of the year it has been very good to get to know the ministry team who are so supportive of parish life, my thanks to Revd Paul Evans, Revd Chris Clements and Vicki Osborne for welcoming and easing me in to the life to the parish. We have agreed to alternate the leading of services on a Sunday, so that there is a chance to meet and greet people before or after the service without having to rush off and that has helped me get to know more of the very friendly members of our congregations. I’ve enjoyed joining in with Kids Church, noticing how important it is to the families who find us, though small in number there are signs of growth and we can be grateful to the faithful commitment of Vicki Osbourne, Maggie Shelton and Jayne Allanson-Hart for extending our care for younger members of our community. It has also been great to build some momentum with outward facing services once a month to welcome in the wider community and we are beginning to see those who come to one event following it up with another or with Sunday attendance. It has been good to welcome a number of new regulars at our churches through the year. What can I say about Advent and Christmas! The range of carol services through December and over the Christmas weekend, the full church x3 for the school services at St Matthew’s and then again at Cockington for the legendary Carol Services of Christmas Eve: so much work goes into that welcome, thank you to all involved. It is worth adding here just what a contribution Phil Harnett with his skilled approach to communication and spreading the news of our events is making, our website and his Facebook posts stand out and enable others to join in with our publicity. Thank you for all that you give of your professional skill Phil.

The “ministry of the open church” flourishes at Cockington and is emerging at St Matthew’s with the welcome of the coffee mornings, shop and Tuesday working party. This is something to be valued and made very intentional – sacred, quiet space is a rarity in our towns and helping people stop and perhaps glimpse something of God’s presence is a true missional ministry.

That brings me to buildings. I am grateful to the small Buildings Committee for their work in preparation for seeking permission to get the roofing work done on both Cockington and St Matthew’s churches. We are now awaiting the required Archdeacon’s permission (in church circles this take the place of planning authority permission) for work to commence. Thank you too, to the many people who in different ways help with the care and upkeep of our open churches. At only six months into ministry here, I am aware of the church and community concern about the future of St Peter’s. I have had an initial conversation with the Archdeacon about the shared desire for it to continue in use as a place of Christian ministry and mission and will pursue these in the year to come.

It was a delight to host the Advent course at the vicarage and to discover the energy generated when we talk together about the life of the churches in prayer, the nurture of faith and in serving those around us. I look forward to working with you all to take this energy and the ideas forward in the coming years.

Above all, I am grateful for the stability that the PCC have evidently maintained during your vacancy and for your continued active support on my arrival. The good stewardship of resources under Ron Ashcroft’s assiduous watch (among all else he contributes) and your shared generosity and work at fund raising offers a hopeful foundation for all that we might seek to do to express the love of God and further the signs of God’s Kingdom in this place. As the incoming priest in charge, Mo Ashcroft’s organisational skill, clarity of purpose and generosity of time has been invaluable, Thank you Mo.

Thank you all for your welcome, let’s commend to God’s guidance all that is to come.

Approved by the PCC on

And signed on their behalf by:

**COCKINGTON WITH CHELSTON PAROCHIAL CHURCH COUNCIL  
INDEPENDENT AUDITORS REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2023**

I report on the accounts for the charity for the year ended 31 December 2023, which are set out on pages 9 to 12.

**Respective responsibilities of the committee members and Independent Examiner**

The charity's committee members consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

1. examine the accounts under section 145 of the 2011 Act;
2. to follow the applicable Directions given by the Charity Commission (under section 145(4)(b) of the 2011 Act, and
3. to state whether particular matters have come to my attention

**Basis of Independent Examiner's Statement**

My examination was carried out in accordance with the 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 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 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 give me cause to believe that in, any material respect:

1. accounting records were not kept in accordance with section 130 of the 2011 Act or
2. the accounts do not accord with the accounting records

I have no concerns and have not 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.

**L J Lulek, FCA CTA  
Darnells Chartered Accountants  
Reporting Accountants  
Quay House  
Quay Road  
Newton Abbot  
TQ12 2BU**

Date .....



**COCKINGTON WITH CHELSTON PAROCHIAL CHURCH COUNCIL  
GENERAL FUND RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2023**

<b>RECEIPTS AND PAYMENTS ACCOUNT</b>		Unrestricted Funds	<b>Total 2023</b>	Total 2022
	<u>Notes</u>	<u>£</u>	<u>£</u>	<u>£</u>
<b>RECEIPTS</b>				
Collections/Boxes	1a	9,097	<b>9,097</b>	8,970
Envelopes and Covenanted Subscriptions	1b	24,151	<b>24,151</b>	24,967
Donations and Legacies	1c	122,087	<b>122,087</b>	2,032
Special Efforts	1d	8,724	<b>8,724</b>	8,895
Other Receipts	1e	11,499	<b>11,499</b>	16,875
Interest and Dividends	1f	4,839	<b>4,839</b>	1,174
		<b>180,397</b>	<b>180,397</b>	62,913
<b>PAYMENTS</b>				
Maintenance of the Parish	2a	1,752	<b>1,752</b>	2,479
Church Servants	2b	3,000	<b>3,000</b>	3,000
Church Expenses	2c	31,287	<b>31,287</b>	18,163
Other Expenses	2d	5,329	<b>5,329</b>	3,150
Alms and Other Payments	2e	28,175	<b>28,175</b>	27,503
		<b>69,543</b>	<b>69,543</b>	54,295
<b>SURPLUS OF RECEIPTS OVER PAYMENTS</b>		<b>110,854</b>	<b>110,854</b>	8,618
<b>STATEMENT OF ASSETS</b>		<u>2023</u>	<u>2023</u>	<u>2022</u>
<b>GENERAL FUND BALANCE</b>				
At 1 January 2023		127,801	<b>127,801</b>	<b>119,182</b>
Surplus/(Deficit) for the year		110,854	<b>110,854</b>	<b>8,619</b>
At 31 December 2023		<b>238,655</b>	<b>238,655</b>	<b>127,801</b>
<b>REPRESENTED BY BANK BALANCES:-</b>				
CBF Deposit (Designated)		58,772	<b>58,772</b>	<b>56,193</b>
Friends of Cockington Church (Designated)		133,042	<b>133,042</b>	<b>31,210</b>
Organ Fund - deposit		96	<b>96</b>	<b>2,438</b>
General Fund - current		11,224	<b>11,224</b>	<b>27,708</b>
General Reserve Fund (Designated)		19,351	<b>19,351</b>	<b>4,275</b>
Summer Fayre - current		3,114	<b>3,114</b>	<b>3,164</b>
Bell Fund		12,135	<b>12,135</b>	<b>1,906</b>
Parish Magazine - deposit		922	<b>922</b>	<b>907</b>
		<b>238,656</b>	<b>238,656</b>	<b>127,801</b>

The attached notes form part of these financial statements

.....  
Mr R Ashcroft - TREASURER

.....  
DATE

**COCKINGTON WITH CHELSTON PAROCHIAL CHURCH COUNCIL  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

<b>RECEIPTS</b>	<b>Unrestricted Funds £</b>	<b>Total 2023 £</b>	<b>Total 2022 £</b>
<b>1a Collections/Boxes</b>			
Collections	8,962	8,962	8,487
Church Boxes	135	135	483
	<b>9,097</b>	<b>9,097</b>	<b>8,970</b>
<b>1b Envelopes and Covenanted Subscriptions</b>			
Envelopes	16,697	16,697	18,063
Covenanted Subscriptions (Gift Aid)	7,454	7,454	6,904
	<b>24,151</b>	<b>24,151</b>	<b>24,967</b>
<b>1c Donations and Legacies</b>			
General	5,083	5,083	2,032
Legacy	117,004	117,004	-
	<b>122,087</b>	<b>122,087</b>	<b>2,032</b>
<b>1d Special Efforts</b>			
Organ Fund	-	-	-
Markets	3,852	3,852	3,631
Jumble Sale/Roof Fund	3,506	3,506	4,383
Childrens' Society	234	234	353
Ukraine Collection	399	399	185
Election TBC	250	250	-
Concerts	221	221	176
Parish Lunch	262	262	167
	<b>8,724</b>	<b>8,724</b>	<b>8,895</b>
<b>1e Other Receipts</b>			
Parish Fees	1,891	1,891	6,141
Friends of Cockington	-	-	-
Bell Fund	-	-	-
Votive Candles	5,355	5,355	5,454
Texts	1,978	1,978	1,861
Magazine	-	-	-
50/50 draw	608	608	479
Energy Grant	-	-	2,940
EDBF	1,667	1,667	-
	<b>11,499</b>	<b>11,499</b>	<b>16,875</b>
<b>1f Interest and Dividends</b>			
Bank Interest	4,839	4,839	1,174
	<b>4,839</b>	<b>4,839</b>	<b>1,174</b>

**COCKINGTON WITH CHELSTON PAROCHIAL CHURCH COUNCIL**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

<b>PAYMENTS</b>	Unrestricted Funds £	<b>Total 2023 £</b>	Total 2022 £
<b>2a Maintenance of the Parish</b>			
Clergy Expenses	1,752	<b>1,752</b>	2,479
	<b>1,752</b>	<b>1,752</b>	2,479
<b>2b Church Servants</b>			
Organists, Vergers, Choir etc.	3,000	<b>3,000</b>	3,000
	<b>3,000</b>	<b>3,000</b>	3,000
<b>2c Church Expenses</b>			
Light and Heat	7,438	<b>7,438</b>	5,436
Insurance	7,395	<b>7,395</b>	6,380
Repairs	2,426	<b>2,426</b>	1,694
Maintenance and Cleaning	11,035	<b>11,035</b>	4,467
Flag/Bells	-	-	-
Sacristy and Organ	70	<b>70</b>	186
CCL Licence	225	<b>225</b>	-
Quinquennial Inspection	1,412	<b>1,412</b>	-
Recruitment	1,286	<b>1,286</b>	-
	<b>31,287</b>	<b>31,287</b>	18,163
<b>2d Other Expenses</b>			
Postage	-	-	-
Printing and Stationery	702	<b>702</b>	1,359
Website	317	<b>317</b>	172
Bibles	95	<b>95</b>	-
Coach	-	-	-
Broadband Equipment	316	<b>316</b>	547
Accountancy	606	<b>606</b>	576
Christmas Trees and Garden	323	<b>323</b>	110
Deanery Synod	-	-	50
Asbestos Consultants/QI	-	-	-
Bank Charges	242	<b>242</b>	336
Advertising	193	<b>193</b>	-
St Peter's Transfer	2,535	<b>2,535</b>	-
	<b>5,329</b>	<b>5,329</b>	3,150
<b>2e Alms and Other Payments</b>			
Parochial Share	27,096	<b>27,096</b>	26,934
Missions and Church Societies	1,079	<b>1,079</b>	569
	<b>28,175</b>	<b>28,175</b>	27,503

**COCKINGTON WITH CHELSTON PAROCHIAL CHURCH COUNCIL  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**OTHER NOTES**

- 3 The financial statements of the PCC have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts & Payments basis.
- 4 Investments and Freehold Property are also vested in the P.C.C. but are not included in the financial statements.