St Mary Islington

Annual Report 2025

Calling Islington Home





ST MARY'S
calling Islington home





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St Mary Islington

Registered charity name:

Parochial Church Council of the Ecclesiastical Parish of St Mary, Islington

Registered charity number:

1131900

Address:

St Mary Islington,
Upper Street,
London,
N1 2TX

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Governance

The Revd James Hughesdon, Vicar and Chair of PCC
The Revd Freya Bradley, Curate
The Revd Josh Richards, Curate
Churchwarden Mr Edward Adegbola
Churchwarden Mrs Veronica Coulson
Churchwarden Mrs Alexandra Kytka-Sharpe
Deanery Synod Lay Representative Dr Richard Nicholson
Deanery Synod Lay Representative Mr Babatunde Awonusi
PCC Member (elected) Mr Nick Sykes, Vice Chair
PCC Member (elected) Miss Rebecca Shilling, Secretary
PCC Member (elected) Mr David Vanden Bon, Treasurer
PCC Member (elected) Ms Julia Abrey
PCC Member (elected) Dr Patty Kostkova
PCC Member (elected) Mr Sam Hansford
PCC Member (elected) Mrs Jennifer Obaseki
PCC Member (elected) Mr Daniel Sharpe

A very large number of volunteers support the work of the church and it's not possible to list all of their roles in this report. Among them, significant leadership responsibility is undertaken by our Licensed Lay Minister, three Churchwardens, Sacristan, Treasurer as well as our service leaders and preachers.

Vicar’s Report

As I look back on 2025, there is much to give thanks for in the life of St Mary Islington (St Mary’s). In the last year we have seen God: grow the church in discipleship, in numbers of people, and in the ways we care for our community.

God has been at work in all the different areas of life that make up St Mary’s. These include, but are not limited to, our Sunday congregations, midweek groups, Preschool, community exercise programme, support for Anonymous support groups, work with local schools and our Music, Youth and Children’s Ministries.

2025 has felt like a season of flourishing, marked not just by the number of people walking through our doors, but by the knowledge that for many of them they are staying and finding a spiritual home with us. Our vision of ‘Calling Islington Home’ continues to become a lived reality for us.



In 2025, the PCC took the step to enter into partnership with Hope Church Islington; it was a significant feature of last year. We are learning that walking in unity together in this partnership is not about uniformity, but about a shared heartbeat. We have taken steps to provide cross partnership operations and finance support, and we are beginning to create opportunities for shared connections, prayer, discipleship and faith. We are two distinct parishes, stretching from Angel to Arsenal, but we are growing together, rooting ourselves deeper into the soil of this community to serve it better and to share the good news of Christ.



The fruit of 2025 is visible in the good news stories of God at work in our midst. I hope you will get a good sense of them from this report and I want to highlight a few:

St Mary’s Young Singers: The launch of St Mary’s Young Singers has been a moment of profound joy. To hear their voices rising in our services is to hear the sound of the future taking its place in the present. This is not just a choir; it is a pathway for young people to find confidence, beauty, and their own place within the story of God’s people.



Vicar's Report

Gold Eco Church: Receiving our Gold Eco Church award was a landmark moment for us as a church. It was the culmination of eight years' hard work and focus by a fantastic team. This award tells a story to our neighbours that St Mary's cares deeply for God's creation. It was a privilege to welcome Archbishop Marinez in October to speak to us about the global impact of the climate crisis.

A Place of Gathering: The St Mary's Festival and our overflowing Christmas services demonstrated the magnetic pull of this place when the doors are thrown wide open. We saw the 'Inclusive Welcome' of the Gospel in action; a diverse, vibrant gathering of the people of Islington, drawn to the light and warmth of St Mary's.

Successful Ofsted for St Mary's Preschool: In October, St Mary's Preschool had a successful Ofsted inspection, being rated Good. Ofsted noted that, at St Mary's Preschool, "children flourish in this caring and supportive setting", that "children are happy, confident and feel safe" and that "children make good progress in their learning". It was also good to have Ofsted recognise our wonderful staff team, to highlight the effective safeguarding arrangements, and to note the strong systems and vision of the leadership.

We have so many wonderful people who help make St Mary's the place it is. In particular I want to thank our Churchwardens, the PCC, congregational team, wonderful volunteers and wider staff team. As Vicar, I see the 'behind-the-scenes' work on governance, safeguarding and financial stewardship that allows St Mary's to flourish. I am deeply grateful for our shared partnership in the mission and ministry of St Mary's.

We enter into 2026 with expectant hope for all that God will do. I believe the St Mary's-Hope partnership will allow new works of God to spring up in our midst and a further flourishing of God's existing work amongst us. We are rooted, we are growing, and we are committed to the belief that God is at work, and that together with God we are Calling Islington Home.

ST MARY'S
calling Islington home

HOPE CHURCH ISLINGTON

A ROCHA UK GOLD AWARD WINNER 2025 ECO CHURCH ecochurch.arocha.org.uk

Revd James Hughesdon

Vicar & Chair of PCC

St Mary's Snapshot



One parish partnership

HCI HOPECHURCH ISLINGTON

The PCC met seven times

choices

A Choices donation day



150 hymn books donated to two HMP prisons

A ROCHA GOLD AWARD WINNER 2025 ECO CHURCH

A gold Eco Church award



1000+ attendees to our Carols by Candlelight services



Hot drinks and homemade cake served at 12 Free Friday Recitals

Playlists published on Spotify

TikTok

A new TikTok channel generating 8,000 video views

A team of over 75 volunteers



One staff away day



Three nominated charities: ALMA link, Choices Charity and Tree Aid

Angola London Mozambique Association

St Mary's Snapshot



Over 1000 bulbs planted in, and three tonnes of wood scattered over, the Church Gardens



82 regular site bookings in the church, Neighbourhood Centre and Crypt; 105 room bookings per week



16 sets of secondary glazing fitted in St Mary's Crypt

1500+ attendees at St Mary's Festival



Four weddings and ten baptisms

One Messy Church event



One Family Fun Day



Reuse and Repair Fair

Fashion Panel Event







100+ Mothering Sunday posies given out





Over 500 Palm Sunday crosses distributed in church and around St Mary's parish

Music at St Mary's

St Mary's music ministry had a fruitful year, with many highlights to celebrate. Our band and choir have continued to grow in numbers and confidence, and we have enjoyed our continuing relationships with Islington Choral Society and other local groups.

Easter was a musical season for us, with the Creative Lent project again providing an opportunity for song writing; it was a pleasure to showcase responses by St Mary's Primary School, and our own youth club. The choir led a special Taizé service for Maundy Thursday, and memorably sang Philip Wilby's setting of When I Survey. In May, we held a special outdoor service to celebrate our gold Eco Church award, which included performances from our Young Singers and choir.

We contributed two events to St Mary's Festival: our Evening of Music and Poetry and a new addition which was a Youth Concert. It celebrated the musical talents of pupils from Years 2-11 from St Mary's Primary, Highbury Grove Secondary, North Bridge House Canonbury, our Young Singers, as well as soloists from our congregation and the local area.



The autumn term saw the beginning of a partnership between St Mary's Primary and St Paul's Cathedral, with subsidised singing tuition provided at the school each week by a singer from St Paul's.



In tandem, we are growing and developing our Young Singers group, recruiting pupils who are enjoying the added St Paul's provision, along with pupils from other local schools. A particularly memorable moment was the Young Singers' performance at a fundraising concert at the Ukrainian Cathedral in December.



Music at St Mary’s

Another December highlight was our own Susan Raasay’s performance of her song, Everlasting Love, in a Salvation Army concert at the Albert Hall. Susan composed the song in response to a Bible verse from Jeremiah; we were thrilled for her music to be shared and heard by such a large audience.

The familiar Christmas events brought a great deal of joy, with a brass quartet again providing a warm atmosphere at Carols on the Steps, and a choir of forty-seven singers singing at both our Carols by Candlelight services.

In addition to our sung worship, the Free Friday Recitals series continued to give pleasure to the local community. In 2025 we had performances by early career musicians in repertoire from Austria, America, Russia, Germany, Spain, and France, alongside works by English composers.

This year’s series also included a recital by a young organist, Chamberlain Ofosu. It has been good to host a number of local school groups at the concerts this year.

Thanks go to the singers, instrumentalists, volunteers, and staff team who give such generous support to our musical life.

We are very grateful to our Music Director, Tom Jesty, for the continued expansion of musical education and performance at St Mary’s.







Children and Families' Ministry

2025 has been a great year for our Children and Families' Ministry. Janis Hui, our Children and Families' Minister, joined in March and settled in immediately. Thanks to her hard work, children aged nought to ten had a fun filled year.

'Books in the Bible' was the spring term theme and Kids' Church focused on the Old Testament and explored different themes of the Bible using their craft books. We held a Children's Service on Good Friday and an Easter Egg Hunt on Easter Sunday. Over 100 children and young people came to our Easter services. Families also attended our Easter trip to Chessington Theme Park.

In the summer term, children were given opportunities to dig deeper in faith and respond to social issues, such as praying for our brothers and sisters around the world who are facing persecution. We also expanded our volunteer team. In July, we hosted our first ever Messy Church which attracted over 90 people; they took part in creative worship, craft and shared food. Our summer family trip to Margate was a wonderful opportunity for families to bond and build deeper fellowship. Families from St Mary's spent time exploring the town and enjoying the beautiful sandy beach. It was a relaxing and restorative day that brought our church community closer together.











Children and Families' Ministry

Kids' Church started a new theme in the Autumn term: 'Walking with Jesus.' The group looked at the miracles Jesus performed, how he helps us in our lives and how we can respond to his love. The group did various craft activities to deepen their learning, such as a Prayer Tree, Christmas cards and making gifts for baby Jesus. In October, we hosted our annual Light Party for children and families to celebrate that Jesus is the light. We welcomed over 140 children and adults to this fun filled event.

As part of our Christmas service schedule we hosted our annual Big Family Carols service and welcomed over 300 children and adults to this joy-filled service. It was a truly collective effort, with members of the congregation, of all ages, contributing in various ways.

We welcomed over 1000 children and adults to our two Carols by Candlelight services. At the earlier 4.30pm service six of our children and young people were the Bible readers.

On Christmas Eve we held our Children's Christmas Eve service and welcomed over 400 children and adults. This service gives familes the chance to come together and celebrate the birth of Jesus in a family friendly environment.







We would like to thank all the leaders and volunteers for their contributions to our Children's and Families ministry in 2025. It was a blessing to see so many new families and to connect with so many primary school aged children. As we move into 2026 we hope to continue these connections and grow this ministry.







Schools' Ministry

In the spring term we continued to run our 7by7 programme with St Mary's Primary School. It gave pupils the opportunity to learn about community and engagement, Christian music and intergenerational work. St Mary's Primary School held their Epiphany and Easter services at St Mary's which were both attended by 200+ people. The school also participated in our Experience Easter programme which teaches children about Holy Week in a fun and interactive way. We attended William Tyndale Primary School and gave an Easter themed assembly to over 200 students; we visited their nursery and reception classes to discuss the importance of Easter.

We continued our 7by7 programme in the summer term which allowed classes to learn about church history, sacred art, the garden and the environment. We were delighted to be invited to a World Interfaith Day in June; over 200 Y5 pupils from eight Deanery primary schools gathered to listen to six speakers of different faiths.

In the autumn term we ran Experience Harvest (for the first time) and Experience Christmas. Experience Harvest looked at harvests from around the world and encouraged children to be mindful of what they consume. We welcomed St John's Highbury Vale, Thornhill and St Mary's Primary Schools. At Experience Christmas, we shared the nativity story in an interactive way; the children role-played and reflected on the Christmas story. 2025 also saw an increase in requests from local schools for church visits and RE lessons. Chloe and Janis led a variety of class visits, covering topics such as the use of candles in sacred spaces and an introduction to the church.







Youth Ministry

Throughout 2025 our Youth Ministry continued its yearly programme and connected with other churches. Thanks to our Youth Minister, Chloe Rotter, our young people have been able to engage in activities which deepen their faith whilst having fun.

In the spring term, our Youth Church continued to focus on books of the Bible. They used the Bible project videos to guide them and help discuss different books from the Old Testament. The St Mary's Youth Club explored their creative side; this included canvas painting, taking part in song writing sessions as part of our Creative Lent Project, and having Rev Josh host a Christianity Q&A session.

In the summer term, Youth Church finished the books of the Bible and completed all the books in the Old Testament. Throughout the summer our Youth Club took part in various activities. This included hosting a guest speaker from Animal Aid who explained the importance of Animal Rights; they also went to a trampoline park and to Alton Towers.

The autumn term saw Youth Church focus on the theme of 'Walking with Jesus' and they discussed different things that affect young people. These included social media, friendships and anxiety. In 2026, we will be studying inspirational people from the Bible.



Towards the end of the year, our Youth Club participated in in Bulb Sunday, played volleyball at Christ Church Highbury, baked brownies for their families and in December, cooked and shared a Sunday roast.

St Mary’s Preschool

56 children attended St Mary’s Preschool in 2025. 23 children left the setting to attend a school or another setting as part of life transition. We have 35 on roll overall and 12 part-time vacancies. Most parents choose St Mary’s Preschool thanks to word of mouth recommendations.

We gained a GOOD Ofsted grading in September 2025 and a GREEN Islington Council RAG rating in November 2025. We now have aligned status with St Mary’s Primary School as a feeder school, which was approved in the autumn term. The St Mary’s Church Children and Families Minister was fully embedded in the preschool planning cycle following her appointment in early 2025.

At our Easter service, 38 parents and grandparents attended to see the children. At the end of the academic year 35 parents and grandparents attended the service and celebration brunch.

Early Years expansion for funded places was extended from September 2025, meaning that all working parents of two-year-olds can now claim 30 hours of free funding. The expansion included funding two-year-olds for the Early Years Pupil Premium deprivation factor. The funding rate also increased for two-year-olds. Disability Allowance Funding increased from £615 to £910; we received two ring fenced payments.







Staff training took place over five days. Safeguarding, creative development, strategic vision planning, well-being and self-development, early years phonics foundation, short-term planning and targeted observation, goal setting through the graduated approach. One staff member started her SEND level 3 training course funded by St Mary’s. We supported and mentored one level 3 and one level 2 childcare student as well as three school summer placements.

St Mary’s Playscheme

St Mary’s Playscheme ran for seven weeks in 2025 and was supported by a service level agreement for funding by Islington Council. It has been a challenge to fill all the spaces, although we did have to run a waiting list for the Easter and summer playschemes for the Holiday Activities and Food (HAF) provision. We examined the true cost and evaluated what we could manage when funding the playscheme. In March it was decided the May playscheme was not cost effective. A new service level agreement was made with the local authority to fund eight weeks instead of nine by removing the May offering.

A further three years of HAF funding was confirmed in the autumn term. This is only for fifteen children per day for the Easter and summer schemes covering five weeks. An increased level of marketing was put in place for the remaining spring and autumn half term playschemes. We also applied a price increase to support sustainability with reduced capacity and staffing; this allowed us to maintain services for working families. A generous donation supported playscheme programme trips.

Children’s voices and evaluation: The food is the best; the homemade pizzas were my favourite; I loved the sports hall and going to the park; me and my cousin loved the arts and craft; I liked the team games and outside with the building blocks.






Parents’ comments: “My son loved the playscheme”, “My son loved the food and sports hall; he eats better here than at home!”, “My daughter made some new friends, I’m so happy”, “My son loved the playscheme and wants to come again in the summer”, “My daughter was very comfortable, she doesn’t settle well but was good here.”, “I booked my daughter in for extra days because she loved it so much.”

Eco Church

The main highlight of the year was being awarded Gold Eco Church status by scheme organisers: A Rocha. At the time (February 2025) we were the 70th church to reach gold in England and Wales, and only the third to do so in the Diocese of London. A celebration service was held in the church gardens in May, attended by the Bishop of Stepney.

Below are the actions in 2025 under each of the five Eco Church categories:

Worship & teaching: We ran two sessions in May about trees, part of the nature-based response to climate change. This linked to St Mary's support for TreeAid (see below). During Creationtide, the church welcomed Archbishop Marinez Bassotto, the Anglican Primate of Brazil and Bishop of the Amazon, who preached about climate issues shortly before COP30 was held in her home city of Belém.

Buildings: Thanks to grants from the Cloudesley charity, secondary glazing has now been installed in the crypt and new LED lighting in the nave and chancel. Despite these and earlier initiatives, decarbonising the church and Neighbourhood Centre by 2030 remains a huge challenge. With this in mind, the PCC has provided funding to the Anglican Communion to help set up a pilot tree-growing project for carbon sequestration at two sites in Kenya. The church will be able to claim carbon credits from this scheme to offset a large proportion of our unavoidable carbon emissions.











Eco Church

Land: Alex, the part-time gardener appointed last year by the PCC, is now working to improve biodiversity in the gardens. The area set aside for the interment of ashes is being turned into a wildflower meadow; piles of logs have been placed round the gardens to attract insects; and three new compost bins have been installed. Following advice from A Rocha we have now updated our land management plan.

Engagement with wider campaigns: The PCC continues to support TreeAid, a charity which aims to draw down CO2 from the atmosphere and also tackle poverty and land degradation by growing trees across the drylands of Africa. Locally, the church has become a member of the Islington Sustainability Network, a community of businesses, non-profit organisations and community groups working together to share resources and best practice to support each other's sustainability journey. We took part in a large Sustainability Fair they held in the Town Hall in August and made some useful new contacts.

Lifestyle: In October we ran a Reuse and Repair Fair during the St Mary's Festival, with local businesses and charities offering free advice and repairs, including to electrical goods. Eco tips are now a regular feature in the church's weekly newsletter.

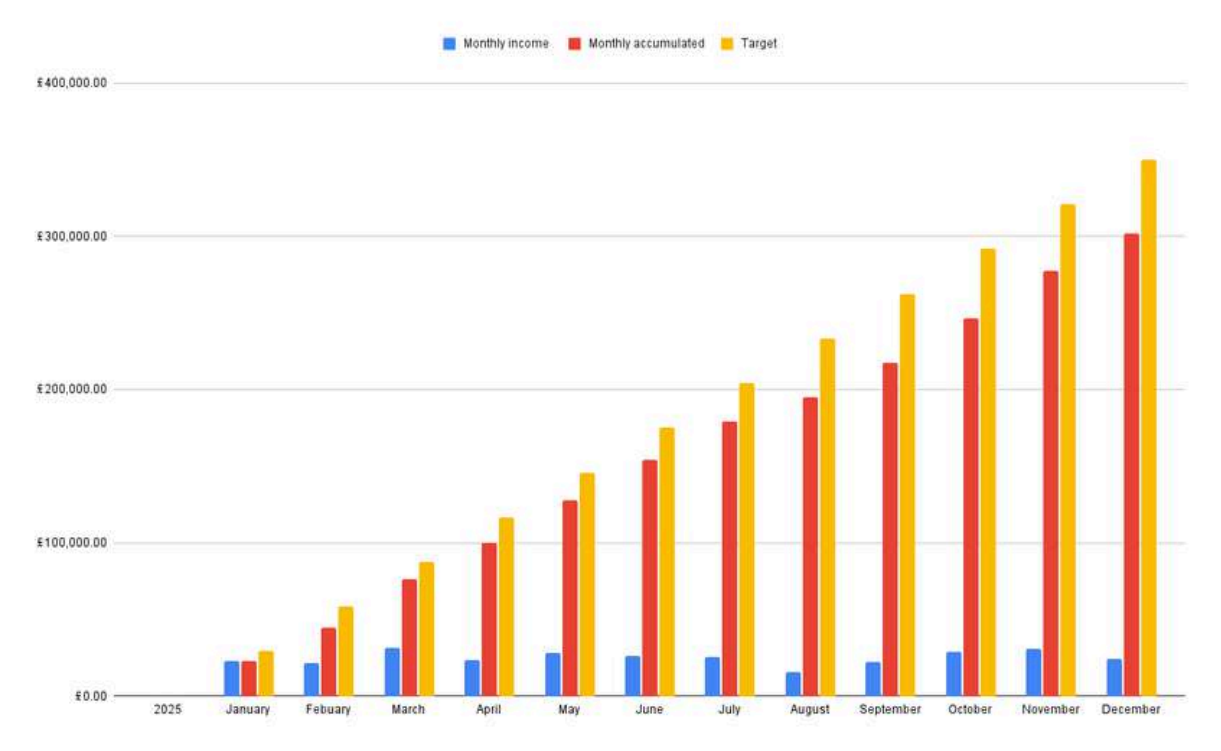
Deanery Synod

Deanery Synod met three times in 2025, with focuses on: school's ministry, work with young people and financial giving. We also shared in prayer for the Stepney area through the Stepney@Prayer events.

A visible sign of the St Mary's-Hope partnership was at the July Stepney@Prayer event. It was hosted at St Mary's and the worship was led by the Hope Church worship team.

Operations and Enterprise

- Income increased by £15,229 (5.32%) from end of 2024 to end of 2025
- The new lighting system was installed in St Mary's Church, greatly increasing the quality and flexibility of the lighting. It now does justice to the architecture of the space, highlighting the restored murals and other architectural features of the building
- We welcomed our new Finance Assistant to support the finances across our partnership with Hope Church
- 13th Floor Coffee have successfully set up on they forecourt; this has added additional income to the church and activity to the forecourt
- The project to grow and maintain our bio diversity saw the seeding and fencing of the wildflower meadow, which has established itself through the winter months. We are looking forward to seeing the ground bloom in spring under the oversight of our gardener.



Total 2025 operations income: £301,658

Operations and Enterprise

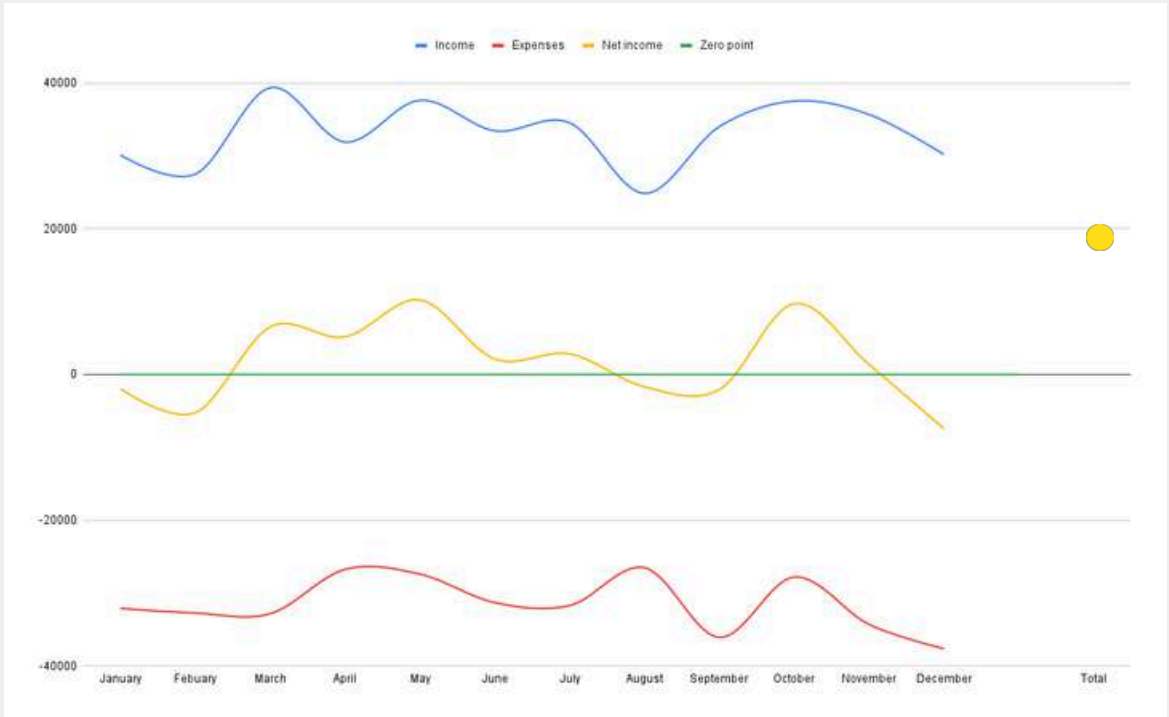
Year on year monthly comparison (As at 20.01.2026 for EOY 2025)



January: Up 11.6%
February: Up 1.8%
March: Up 42.7%
April: Down 16.9%
May: Up 13.9%
June: Down 4.1%
July: Up 1.6%
August: Up 32.3%
September: Down 17.3%
October: Up 5.8%
November: Up 10.6%
December: Up 6.4%

We saw a positive increase in revenue in nine out of the 12 months of the year.

Net operational balance month on month (As at 20.01.2026 for EOY 2025)



Operational income balances against operational expenses. Yellow line indicates the surplus or deficit on a monthly basis. The yellow dot indicates the year total to date. As of the end of 2025 we had an overall operational team income of £19,457, higher than our expenses.

Treasurer’s Report

This year we have a general fund deficit of £33k; this deficit is slightly more than budgeted. We have also been drawing down some of our designated and restricted funds to meet our growth and missional aims.

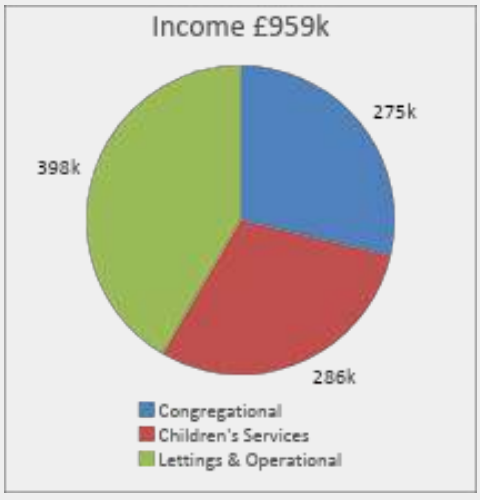
We achieved record revenues from our lettings and operations of £398k in the year including property rentals. This is a great effort, but we see reason to believe we can increase this in the future. We received a grant of £10k from the Cloudesley Foundation for the installation of improved lighting in the church.

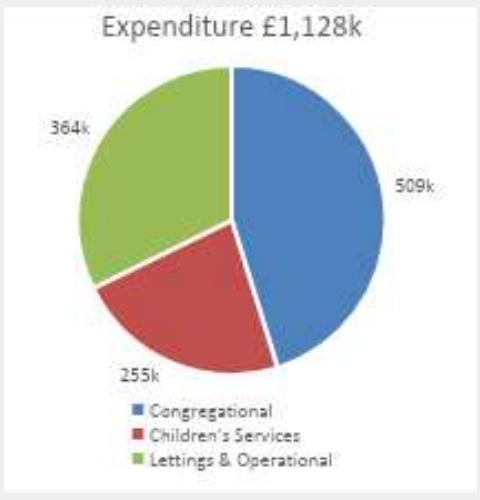
Children’s work has had another stellar year. Despite changes in the state funding model, it continues to more than cover its costs, while delivering a great service which disproportionately benefits the more disadvantaged in our society.

Our foundational source of income is still the generous contributions of our congregation. Our regular giving this year was £92k, out of total voluntary giving (including recovered gift aid) of £173k.

We have yet to recover our regular giving to pre covid levels. The new contactless donation devices have made a positive difference to our giving, especially over the key Christmas period.

We have done a good job on constraining our costs. Despite income being under budget, cost management has reduced the ultimate deficit for the year.





Parochial Church Council of the Ecclesiastical Parish of St Mary, Islington

(A Parochial Church Council registered as a charity, number: 1131900)

Financial Statements

and

Trustees' Report

for the year ended 31 December 2025

Statement of Trustees' Responsibilities
for the year ended 31 December 2025

The trustees are responsible for preparing the Trustees Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The trustees are required by law to prepare financial statements for each financial period which give a true and fair view of the financial activities of the charity and of its financial position at the end of that period. In preparing those financial statements the trustees are required to:

a) Select suitable accounting policies and apply them consistently;
b) Observe the methods and principles in the Charities SORP;
c) Make judgements and estimates that are reasonable and prudent;
d) Follow applicable accounting standards and statements of recommended practice, subject to any material departures disclosed and explained in the accounts;
e) Prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue in operation.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the governing document. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Auditor's Report
to the Trustees of Parochial Church Council of the Ecclesiastical Parish of St Mary, Islington

We have audited the financial statements of Parochial Church Council of the Ecclesiastical Parish of St Mary, Islington for the year ended 31 December 2025 which comprise the Statement of Financial Activities, Statement of Financial Postion, Statement of Cash Flows and the Notes to the Accounts to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

Opinion on financial statements
In our opinion the financial statements:
- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and the provisions available for small entities, in the circumstances set out in Note 2 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern
In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information
The trustees are responsible for the other information. The other information comprises the information in the trustees' report, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' report.

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:
- adequate and proper accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees report and from the requirement to prepare a strategic report.

Independent Auditor's Report
to the Trustees of Parochial Church Council of the Ecclesiastical Parish of St Mary, Islington

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out on page 2, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We identified the legal and regulatory frameworks that are applicable to the entity and determined that the most significant are those that relate to the specific business environment in which they operate, the reporting requirements they are obliged to adhere to and other legal and regulatory requirements applicable to operating entities in general.

  These include the Charities Act 2011, FRS 102, the Charities SORP and GDPR legislation. The charitable company operates locally and is not significantly impacted by international law or regulations.

  Taxation law and regulations applicable to charities also apply to the charity but it is not involved in any complex matters that increase the risk of non-compliance.

  Each area of audit review includes in the audit documentation reference to potential non-compliance and awareness of potential non-compliance is embedded in our audit procedures.
- We assessed the risks of material misstatement in respect of fraud by enquiry of management, review of the charity's operations and direct review of significant and material transactions, including all non-standard or irregular journal adjustments. Our understanding of the organisation enables us to understand and identify transactions or areas that appear to present a risk of fraud. None were detected.

  Our pre-audit questionnaire specifically makes enquires about fraud and this is supported by audit documentation. We also review Board minutes to identify any matters of concern or risk. None was identified.
- The audit was conducted by a very experienced auditor who has a good knowledge of the client and no other assistance or support was required.
- The charity is small, its activities are regular and consistent and are not complex and no special audit considerations apply, nor is external specialist assistance required.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at **www.frc.org.uk/auditorsresponsibilities**. This description forms part of our Report of the Auditors.

Use of our report

This report is made solely to the charity's trustees as a body, in accordance with Part 4 of the Charities (Accounts and reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Armstrong & Co, Statutory Auditor
Chartered Accountants & Statutory Auditor

4a Printing House Yard
Hackney Road
London E2 7PR

Dated: 23rd March 2026

Statement of Financial Activities
for the year ended 31 December 2025

	Notes	Unrestricted Funds	Restricted Funds	2025 Total Funds	2024 Total Funds
		£	£	£	£
Income from:					
Donations and legacies	3	191,597	33,030	224,627	259,861
Church activities	4	3,078	-	3,078	2,481
Generating funds	5	654,467	2,786	657,253	643,189
Investments	6	47,236	-	47,236	56,736
Other Income	7	26,991	-	26,991	13,100
Total income		**923,369**	**35,816**	**959,185**	**975,367**
Expenditure on:					
Raising funds	8	608,309	10,401	618,710	607,918
Church activities	9	472,049	36,888	508,937	378,924
Total expenditure		**1,080,358**	**47,289**	**1,127,647**	**986,842**
Net income/(expenditure) and movement in funds		(156,989)	(11,473)	(168,462)	(11,475)
Net movement in funds		**(156,989)**	**(11,473)**	**(168,462)**	**(11,475)**
Reconciliation of funds:					
Total funds brought forward	14	4,466,236	25,433	4,491,669	4,503,144
Total funds carried forward	14	**4,309,247**	**13,960**	**4,323,207**	**4,491,669**

All incoming resources and resources expended are derived from continuing activities.

The accompanying accounting policies and notes form an integral part of these financial statements.

Statement of Financial Postion

as at 31 December 2025

	Notes	31 December 2025		31 December 2024	
		£	£	£	£
Fixed assets:					
Tangible assets	11		3,250,000		3,250,697
Total fixed assets			3,250,000		3,250,697
Current assets:					
Debtors	12	114,106		85,422	
Cash at bank and In hand		1,047,462		1,231,226	
Total current assets		1,161,568		1,316,648	
Creditors: amounts falling due within one year	13	88,361		75,676	
Net current assets/(liabilities)			1,073,207		1,240,972
Total net assets			4,323,207		4,491,669
The funds of the charity:					
Restricted funds	18		13,960		25,433
Unrestricted funds	14		1,136,841		1,293,830
Revaluation reserve	11, 14		3,172,406		3,172,406
Total charity funds			4,323,207		4,491,669

Approved by the trustees on 23-1 **March 2026, and signed on their behalf by:**

Rev J Hughesdon (chair)

James Hughesdon

The notes on pages 10 to 16 form part of these accounts.

Statement of Cash Flows

for the year ended 31 December 2025

	Notes	2025 £	2024 £
Cash flows from operating activities:			
Net cash provided by/(used in) operating activities	1	(231,000)	(88,224)
Cash flows from investing activities:			
Dividends, interest and rents from investments		47,236	56,736
Net cash provided by/(used in) investing activities		47,236	56,736
Change in cash and cash equivalents in the reporting period		(183,764)	(31,488)
Cash and cash equivalents at the beginning of the reporting period	2	1,231,226	1,262,714
Cash and cash equivalents at the end of the reporting period	2	**1,047,462**	**1,231,226**

Notes to the Cash Flow Statement

	2025 £	2024 £
1) Reconciliation of net income/(expenditure) to net cash flow from operating activities		
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(168,462)	(11,475)
Adjustments for:		
Depreciation charges	697	884
Dividends, interest and rents from investments	(47,236)	(56,736)
(Increase)/decrease in debtors	(28,684)	(6,565)
Increase/(decrease) in creditors	12,685	(14,332)
Net cash provided by/(used in) operating activities	**(231,000)**	**(88,224)**

	2025 £	2024 £
2) Analysis of cash and cash equivalents		
Cash in hand	1,047,462	1,231,226
Total cash and cash equivalents	**1,047,462**	**1,231,226**

Accounting Policies
for the year ended 31 December 2025

Basis of preparation
The financial statements have been prepared in accordance with:

a) Applicable UK accounting standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)'.

b) Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP FRS 102);

c) the Charities Act 2011.

Public benefit entity
The charity meets the definition of a public benefit entity under FRS 102.

Going concern
The trustees consider that there are no material uncertainties about the charity's ability to continue to operate and accordingly the accounts have been prepared on a going concern basis.

Income recognition
Voluntary income and donations (including legacies) are accounted for once the PCC has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured. Income from the recovery of tax on gift aided donations is accounted for in the period to which the relevant donation is received. Grant income is recognised on a receivable basis.

The income from generating funds includes rental income from the letting of church premises, and income from the operation of a preschool and holiday play schemes. Both are accounted for when earned and are shown gross, with the associated costs included in expenditure on raising funds.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

All other income ie recognised when it is receivable.

Expenditure recognition
Expenditure is accrued as soon as a liability is considered probable, and the amount of obligation can be measured reliably. Longer term liabilities are discounted to present value. The PCC is not registered for VAT and accordingly expenditure includes VAT where appropriate.

Expenditure included in Raising Funds includes amounts incurred in obtaining grants and other donations and property maintenance costs.

Charitable expenditure includes those costs expended in fulfilling the PCC's principal objects, as outlined in the Report of the PCC. These include grants payable, governance costs and an apportionment of support costs.

- Grants payable are payments made to third parties in furtherance of the PCC's objects. In the case of an unconditional grant offer this is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the grant. Grants awards that are subject to the recipient fulfilling performance conditions are only accrued when the recipient has been notified of the grant and any remaining unfulfilled condition attaching to that grant is outside of the control of the PCC.
- Governance costs comprise all costs involving the public accountability of the PCC and its compliance with regulation and good practice. These costs include costs related to the audit and legal fees.
- Rentals under operating leases are charged as incurred over the term of the lease.
- The diocesan parish contribution is accounted for when paid. Any parish contibution unpaid at 31 December would be provided for in these accounts as an operational (though not a legal) liability and shown as a creditor in the balance sheet.

Deferred income
Income received which is contractually or otherwise not expendable until a future period is deferred to the period in which it meets the criteria for income recognition.

Restricted Funds
Restricted funds are to be used for specified purposes as laid down by the funder. Direct and support expenditure which meets these criteria are identified to the fund together with a fair allocation of other costs.

Accounting Policies
for the year ended 31 December 2025

Unrestricted Funds
Unrestricted funds are funds received which have no restrictions placed on their use and are available as general funds.

Designated Funds
Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

Hire purchase and leasing commitments
Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

Pensions
The charity operates defined contribution schemes which are administered by outside independent pensions providers. Contributions payable for the year are charged to the Statement of Financial Activities.

Tangible Fixed Assets
Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures & fittings	- 25% on cost
Computer equipment	- 33% on cost

Items of equipment are only capitalised where the purchase price exceeds £3,000.

No depreciation is provided on freehold property as it is the PCC's policy to maintain these assets in a continual state of sound repair. The useful economic life of these assets is so long and residual values so high that any depreciation would not be material. These assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

A policy of revaluation has been adopted for the church's functional property, which is the Neighbourhood Centre. Formal valuations are obtained every five years and advice as to material movements in property values is obtained in the period between formal valuations.

Consecrated Property and Moveable Church Furnishings
Consecrated land and benefice property such as the church building and vicarage is excluded from the accounts in accordance with s10 of the Charities Act 2011. Moveable church contents are held by the vicar and churchwardens on special trust for the PCC and require a faculty for disposal. They are accounted for as inalienable property unless consecrated. All expenditure incurred on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is expressed within the Statement of Financial Activities.

Investments
Investments are shown in the balance sheet at closing market value. Surpluses or deficits on valuation are credited or charged to the statement of financial activities.

Notes to the Accounts

for the year ended 31 December 2025

1 Incoming resources

The incoming resources and surplus are attributable to the principal activities of the charity.

2 Net outgoing resources

	2025	2024
Net outgoing resources are stated after charging:	£	£
Auditors fees - audit services	10,506	10,250
Depreciation - owned assets	697	884
Trustees' emoluments	-	-

Emoluments include salaries, fees, bonuses, expense allowances and estimated non-cash benefits receivable. All trustees serve in a voluntary capacity and do not receive payment for their services.

APB Ethical Standard - Provisions available for small entities
In common with many other charities of our size and nature we use our auditors to assist with the preparation of the financial statements and to provide advice relating to statutory and regulatory compliance.

3 Income from donations and legacies

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Planned giving	91,948	-	91,948	82,267
Collections at services	12,969	-	12,969	11,208
Other donations and appeals	37,009	2,575	39,584	46,842
Gift aid recoverable	27,765	500	28,265	23,854
Grants	17,906	29,955	47,861	37,317
Legacies	4,000	-	4,000	58,373
	191,597	33,030	224,627	259,861

4 Income from church activities

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Fees for weddings and funerals	3,078	-	3,078	2,481
	3,078	-	3,078	2,481

5 Income from generating funds

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Lettings	368,604	-	368,604	361,209
Children's Services - Preschool and Playschemes	282,975	2,786	285,761	278,558
Fundraising events	2,888	-	2,888	3,422
	654,467	2,786	657,253	643,189

6 Income from investments

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Interest receivable	47,236	-	47,236	56,736
	47,236	-	47,236	56,736

7 Other Income

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Solar panels - Feed in Tariff receipts	11,561	-	11,561	9,430
Other income	15,430	-	15,430	3,670
	26,991	-	26,991	13,100

Notes to the Accounts

for the year ended 31 December 2025

8 Expenditure on raising funds	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Lettings - Salary and expenses	355,369	8,246	363,615	350,647
Children's Services preschool - Salary and expenses	252,484	2,155	254,639	251,308
Fundraising events	456	-	456	5,963
	608,309	10,401	618,710	607,918

9 Expenditure on church activities	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
St Mary's Mission Partners	21,020	-	21,020	17,610
Diocesan Common Fund	109,978	-	109,978	100,430
Music Ministry	30,005	2,724	32,729	25,901
Children and Youth ministries	79,667	-	79,667	47,739
Utilities	12,874	-	12,874	17,594
Insurance	10,633	-	10,633	10,588
Cleaning and maintenance	79,702	32,920	112,622	34,762
Clergy working expenses	3,253	-	3,253	3,606
Curates' housing	26,780	-	26,780	25,895
Upkeep of services	8,972	345	9,317	9,131
Parish communication, website and publicity	3,450	-	3,450	3,061
Training and retreats	1,011	664	1,675	1,613
Parish office staff costs	44,014	-	44,014	54,894
Other parish office costs	12,666	-	12,666	10,017
Depreciation charge	696	-	696	884
Legal and professional fees	15,387	235	15,622	3,624
Governance costs - Audit fees	10,506	-	10,506	10,250
Governance costs - other	1,435	-	1,435	1,325
	472,049	36,888	508,937	378,924

10 Staff costs	2025	2024
	£	£
Staff salaries	511,543	439,820
Staff social security	44,091	26,350
Staff pensions	39,774	35,340
	595,408	501,510
Average number of employees during the year was:	26	25

No remuneration was paid to any Trustee or their associates for services as a trustee during the year ended 31 December 2025 nor to 31 December 2024.

Employees paid in excess of £60,000 during the current year and previous year:	None	None

Notes to the Accounts

for the year ended 31 December 2025

11 Tangible fixed assets

	Neighbourhood Centre	Computer equipment	Total
	£	£	£
Cost			
As at 1 January 2025	3,250,000	80,581	3,330,581
As at 31 December 2025	3,250,000	80,581	3,330,581
Depreciation			
As at 1 January 2025	-	79,884	79,884
Charge for the year	-	697	697
As at 31 December 2025	-	80,581	80,581
Net book value			
As at 31 December 2025	3,250,000	-	3,250,000
As at 31 December 2024	3,250,000	697	3,250,697

The Neighbourhood Centre is vested in the London Diocesan Fund on behalf of the PCC. Its market value, subject to the existing tenancy, was determind as £3.25 million, to include the first floor flat, by Strettons Chartered Surveyors and Valuers in March 2022.

The revaluation reserve represents the difference between the current valuation of the Neighbourhood Centre and its original cost. As such, it is neither represented by cash nor in a form which is available for expenditure by the PCC.

12 Debtors: amounts falling due within one year

	2025	2024
	£	£
Trade debtors	35,509	29,138
Other debtors	21,047	3,947
Gift aid recoverable	743	5,327
Prepayments	27,890	29,619
Accrued income	28,917	17,391
	114,106	85,422

13 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	22,483	19,925
Other creditors	1,370	1,924
PAYE liability	10,754	7,570
Accrued expenses	23,679	19,994
Deferred income	25,615	21,343
Deposits held	4,460	4,920
	88,361	75,676

14 The funds of the charity: current year

	Opening balance	Resources arising	Resources utilised	Other movements	Closing balance
	£	£	£	£	£
Restricted funds					
Restricted income funds	25,433	35,816	(47,289)	-	13,960
Unrestricted funds					
Designated funds	1,001,977	19,661	(136,166)	(7,209)	878,263
General funds	291,853	903,708	(944,192)	7,209	258,578
Revaluation reserve	3,172,406	-	-	-	3,172,406
Total unrestricted funds	4,466,236	923,369	(1,080,358)	-	4,309,247
	4,491,669	959,185	(1,127,647)	-	4,323,207

Notes to the Accounts

for the year ended 31 December 2025

15 The funds of the charity: prior year	Opening balance	Resources arising	Resources utilised	Other movements	Closing balance
	£	£	£	£	£
Restricted funds					
Restricted income funds	54,587	29,522	(12,105)	(46,571)	25,433
Unrestricted funds					
Designated funds	949,687	53,892	(38,256)	36,654	1,001,977
General funds	326,464	891,953	(936,481)	9,917	291,853
Revaluation reserve	3,172,406	-	-	-	3,172,406
Total unrestricted funds	4,448,557	945,845	(974,737)	46,571	4,466,236
	4,503,144	975,367	(986,842)	-	4,491,669

16 Designated funds: current year	Opening balance	Resources arising	Resources utilised	Transfers & adjustments	Closing balance
	£	£	£	£	£
Fabric fund	3,410	-	-	-	3,410
Kathleen Read legacy fund	932,832	15,040	110,959	(8,709)	828,204
Climate Garden project	32,161	-	5,728	-	26,433
Denise Antenen legacy fund	28,436	164	16,737	-	11,863
Vicarage Decoration fund	5,138	-	-	1,500	6,638
Helen Dent legacy	-	4,457	2,742	-	1,715
	1,001,977	19,661	136,166	(7,209)	878,263

17 Designated funds: prior year	Opening balance	Resources arising	Resources utilised	Transfers & adjustments	Closing balance
	£	£	£	£	£
Fabric fund	5,240	-	1,830	-	3,410
Transition fund	11,417	-	-	(11,417)	-
Kathleen Read legacy fund	933,030	53,892	14,090	(40,000)	932,832
Climate Garden project	-	-	7,839	40,000	32,161
Denise Antenen legacy fund	-	-	14,497	42,933	28,436
Vicarage Decoration fund	-	-	-	5,138	5,138
	949,687	53,892	38,256	36,654	1,001,977

Fabric fund	Set aside by the PCC for refurbishment to the fabric of the church.
Kathleen Read legacy fund	A legacy from the late Kathleen Read. The legacy was given without restrictions, to be allocated by the PCC towards specific projects as needs are identified. In 2024, the PCC agreed to designate £135,000 from the legacy to support the role of a Children and Families Minister, who was recruited in February 2025. £30,000 has been spent to date. At the time of setting the budget for 2025, the PCC agreed to cover the cost of the increase in National Insurance rates during 2025 (£8,709) from the Kathleen Read legacy fund. During 2025, the Standing Committee agreed expenditure of £3,000 to carry out preliminary investigations into the installation of a green roof on the vicarage and the PCC agreed to designate £175,000 from the Kathleen Read legacy to support the new role of St Mary's Associate Vicar from mid-2026. They also agreed to designate £63,845 towards the church lighting project (see below).
Climate Garden project	In early 2024, the PCC agreed to allocate £40,000 from the Kathleen Read legacy fund to support a five-year plan for the Churchyard. The aim is to improve biodiversity and support St Mary's mission strategy of becoming a regional leader in care for creation and eco-justice. The fund will support the cost of a gardener; the development of a wild-flower meadow for the interment of ashes and support towards the creation of a "dry garden" in a neglected area of the south garden. £13,568 has been spent on the project to date.
Denise Antenen legacy fund	This was given without restrictions, but the executors indicated four 'areas favoured by Denise Antenen on an advisory basis'. Expenditure in 2024 continued to be in support of classical music.
Vicarage Decoration fund	The PCC is responsible for setting aside an annual sum of money to ensure the Vicarage is kept in good decorative order.

Notes to the Accounts

for the year ended 31 December 2025

Helen Dent legacy	A legacy from the late Helen Dent. The legacy was given without restrictions in recognition of the role the Church played in her life. The PCC agreed to allocate the funds towards the refurbishment of the Prayer Chapel.

18 Restricted funds: current period	Opening balance	Incoming resources	Resources expended	Transfers & gains/(losses)	Closing balance
	£	£	£	£	£
Bellringers Fund	-	230	-	-	230
Crypt Secondary Glazing Fund	20,073	3,082	23,155	-	-
Church Lighting Project	-	10,000	10,000	-	-
Ringfenced DAF Grants	-	2,786	947	-	1,839
Discretionary fund	1,148	-	-	-	1,148
Flower fund	-	345	345	-	-
Music Fund	3,000	-	2,795	-	206
Monday Fellowship	547	-	-	-	547
Playschemes Fund	-	2,500	1,208	-	1,292
Partnership Grant	-	16,873	8,176	-	8,697
Retreat fund	664	-	664	-	-
	25,433	35,816	47,289	-	13,960

19 Restricted funds: prior period	Opening balance	Incoming resources	Resources expended	Transfers & gains/(losses)	Closing balance
	£	£	£	£	£
Crypt Secondary Glazing Fund	-	25,500	5,427	-	20,073
Children's Ministry	4,991	417	5,408	-	-
Denise Antenen Legacy	42,933	-	-	(42,933)	-
Discretionary fund	1,373	375	600	-	1,148
Flower fund	-	100	100	-	-
Music Fund	-	3,000	-	-	3,000
Monday Fellowship	988	130	571	-	547
Retreat fund	664	-	-	-	664
Vicarage Decoration fund	3,638	-	-	(3,638)	-
	54,587	29,522	12,105	(46,571)	25,433

Restricted funds (continued)

Projects financed by restricted funds are supported by unrestricted funding where necessary. This occurs where the funding is in arrears or the incidence of expenditure on the project occurs disproportionately at the beginning of the project compared to the income flows. Where restricted projects end the year with a deficit, this is met by after year-end restricted income or transfers from unrestricted funds.

Name of Restricted Fund	Purpose of restricted fund
Bellringers Fund	Donations collected from bellringers are set aside in a restricted fund to be used towards the upkeep of the bells.
Crypt Secondary Glazing Fund	St Mary's received a grant of £25,500 from the Cloudesley Foundation in 2024 to cover the cost of installing secondary glazing in the crypt. This project was completed during 2025 and a balance remaining of £857 was returned to Cloudesley.
Church Lighting Project	During 2025 a major project was undertaken to install LED lighting in the Chancel and Nave of the church. A grant of £10,000 was received as part of Cloudesley's Sustainable Church Buildings Project and the PCC agreed to designate £63,845 towards this project from the Kathleen Read legacy fund.
Ringfenced DAF Grants	Ringfenced grants totalling £2,786 were received from the London Borough of Islington's Disability Access Fund in 2025. This money is to be used to support children with special educational needs or disabilities.
Discretionary fund	A fund to be used at the church wardens' discretion, to help people in financial crisis.
Flower fund	A fund established to collect donations made specifically for the provision of floral arrangements in church.
Music Fund	A donation of £3,000 was received in 2024 to support the following series of lunchtime concerts at the Church. These well-received concerts took place each month during 2025 and the remaining balance of £205 has been utilised in 2026.

Notes to the Accounts

for the year ended 31 December 2025

Monday Fellowship	A fund to provide friendship and refreshments for the congregation and general public.
Playschemes Fund	a generous donation of £2,000 was received in 2025 (£2,500 including Gift Aid reclaimed) to support and enhance the provision of holiday play schemes at St Mary's.
Partnership Grant	In 2025, St Mary's received a grant of £16,873 from the London Diocesan Fund's SMMIB, Hackney and Islington Programme to provide seed funding for the partnership with Hope Church Islington. The grant is being used to support a new post of Finance Assistant, who is working across the two churches.
Retreat fund	To be applied to retreats and similar events.

20 Transfers between funds: current period

	General funds	Designated funds	Restricted funds	Revaluation reserve	Total
Designated to general	7,209	(7,209)	-	-	-
	7,209	(7,209)	-	-	-

21 Transfers between funds: prior period

	General funds	Designated funds	Restricted funds	Endowment funds	Total
General to designated	9,917	(9,917)	-	-	-
Restricted to designated		46,571	(46,571)		-
	9,917	36,654	(46,571)	-	-

22 Net assets attributable to funds: current period

	General funds	Designated funds	Restricted funds	Revaluation reserve	Total
		£	£	£	£
Tangible fixed assets	77,594	-	-	3,172,406	3,250,000
Current assets	269,345	878,263	13,960	-	1,161,568
Current liabilities	(88,361)	-	-	-	(88,361)
Net assets represented by funds	258,578	878,263	13,960	3,172,406	4,323,207

23 Net assets attributable to funds: prior period

	General funds	Designated funds	Restricted funds	Revaluation reserve	Total
		£	£	£	£
Tangible fixed assets	78,291	-	-	3,172,406	3,250,697
Current assets	289,238	1,001,977	25,433	-	1,316,648
Current liabilities	(75,676)	-	-	-	(75,676)
Net assets represented by funds	291,853	1,001,977	25,433	3,172,406	4,491,669

24 Taxation

The PCC is a registered charity. Accordingly, it is exempt from taxation in respect of income and capital gains to the extent that these are applied to its charitable objects.

25 Post balance sheet events

There were no significant post balance sheet events.

26 Pension commitments

The charity contributes to employee defined contribution (DC) auto enrolment pension schemes. The assets of the schemes are held separately from those of the charity in independently administered funds.

27 Contingent liabilities

The charity had no material contingent liabilities at 31 December 2025 nor at 31 December 2024.

Notes to the Accounts

for the year ended 31 December 2025

28 Transactions with trustees/PCC members

During the year the total amount aggregate donations made by PCC members, their close family members and business associates amounted to £45,245 (2024: £45,518).

During the year three (2024: three) trustees were reimbursed a total of £3,069 (2024: £2,339) for expenses incurred on behalf of the charity.

29 Partnership with Hope Church Islington

On 1st June 2025, St Mary's entered into a partnership with Hope Church Islington. It is an equal partnership for the mutual benefit of both the churches involved. Both churches remain legally independent parishes, with their own PCCs. Rev. James Hughesdon is the incumbent of both churches. This is linked to the term of his incumbency. Both churches support one another through shared partnership governance, operational, prayer and mission coordination. During 2025 Hope Church paid St Mary's £12,263 for the recharge of staff time.

30 Gifts in kind and volunteers

During the year the charity benefited from unpaid work performed by volunteers.

Parochial Church Council of the Ecclesiastical Parish of St Mary, Islington

(A Parochial Church Council registered as a charity, number: 1131900)

Financial Statements

and

Trustees' Report

for the year ended 31 December 2025

Statement of Trustees' Responsibilities
for the year ended 31 December 2025

The trustees are responsible for preparing the Trustees Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The trustees are required by law to prepare financial statements for each financial period which give a true and fair view of the financial activities of the charity and of its financial position at the end of that period. In preparing those financial statements the trustees are required to:

a) Select suitable accounting policies and apply them consistently;
b) Observe the methods and principles in the Charities SORP;
c) Make judgements and estimates that are reasonable and prudent;
d) Follow applicable accounting standards and statements of recommended practice, subject to any material departures disclosed and explained in the accounts;
e) Prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue in operation.

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the governing document. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Auditor's Report
to the Trustees of Parochial Church Council of the Ecclesiastical Parish of St Mary, Islington

We have audited the financial statements of Parochial Church Council of the Ecclesiastical Parish of St Mary, Islington for the year ended 31 December 2025 which comprise the Statement of Financial Activities, Statement of Financial Postion, Statement of Cash Flows and the Notes to the Accounts to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

Opinion on financial statements
In our opinion the financial statements:
- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and the provisions available for small entities, in the circumstances set out in Note 2 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern
In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information
The trustees are responsible for the other information. The other information comprises the information in the trustees' report, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' report.

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:
- adequate and proper accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees report and from the requirement to prepare a strategic report.

Independent Auditor's Report
to the Trustees of Parochial Church Council of the Ecclesiastical Parish of St Mary, Islington

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out on page 2, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We identified the legal and regulatory frameworks that are applicable to the entity and determined that the most significant are those that relate to the specific business environment in which they operate, the reporting requirements they are obliged to adhere to and other legal and regulatory requirements applicable to operating entities in general.

  These include the Charities Act 2011, FRS 102, the Charities SORP and GDPR legislation. The charitable company operates locally and is not significantly impacted by international law or regulations.

  Taxation law and regulations applicable to charities also apply to the charity but it is not involved in any complex matters that increase the risk of non-compliance.

  Each area of audit review includes in the audit documentation reference to potential non-compliance and awareness of potential non-compliance is embedded in our audit procedures.
- We assessed the risks of material misstatement in respect of fraud by enquiry of management, review of the charity's operations and direct review of significant and material transactions, including all non-standard or irregular journal adjustments. Our understanding of the organisation enables us to understand and identify transactions or areas that appear to present a risk of fraud. None were detected.

  Our pre-audit questionnaire specifically makes enquires about fraud and this is supported by audit documentation. We also review Board minutes to identify any matters of concern or risk. None was identified.
- The audit was conducted by a very experienced auditor who has a good knowledge of the client and no other assistance or support was required.
- The charity is small, its activities are regular and consistent and are not complex and no special audit considerations apply, nor is external specialist assistance required.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at **www.frc.org.uk/auditorsresponsibilities**. This description forms part of our Report of the Auditors.

Use of our report

This report is made solely to the charity's trustees as a body, in accordance with Part 4 of the Charities (Accounts and reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Armstrong & Co, Statutory Auditor
Chartered Accountants & Statutory Auditor

4a Printing House Yard
Hackney Road
London E2 7PR

Dated: 23rd March 2026

Statement of Financial Activities
for the year ended 31 December 2025

	Notes	Unrestricted Funds	Restricted Funds	2025 Total Funds	2024 Total Funds
		£	£	£	£
Income from:					
Donations and legacies	3	191,597	33,030	224,627	259,861
Church activities	4	3,078	-	3,078	2,481
Generating funds	5	654,467	2,786	657,253	643,189
Investments	6	47,236	-	47,236	56,736
Other Income	7	26,991	-	26,991	13,100
Total income		**923,369**	**35,816**	**959,185**	**975,367**
Expenditure on:					
Raising funds	8	608,309	10,401	618,710	607,918
Church activities	9	472,049	36,888	508,937	378,924
Total expenditure		**1,080,358**	**47,289**	**1,127,647**	**986,842**
Net income/(expenditure) and movement in funds		(156,989)	(11,473)	(168,462)	(11,475)
Net movement in funds		**(156,989)**	**(11,473)**	**(168,462)**	**(11,475)**
Reconciliation of funds:					
Total funds brought forward	14	4,466,236	25,433	4,491,669	4,503,144
Total funds carried forward	14	**4,309,247**	**13,960**	**4,323,207**	**4,491,669**

All incoming resources and resources expended are derived from continuing activities.

The accompanying accounting policies and notes form an integral part of these financial statements.

Statement of Financial Postion

as at 31 December 2025

	Notes	31 December 2025		31 December 2024	
		£	£	£	£
Fixed assets:					
Tangible assets	11		3,250,000		3,250,697
Total fixed assets			3,250,000		3,250,697
Current assets:					
Debtors	12	114,106		85,422	
Cash at bank and In hand		1,047,462		1,231,226	
Total current assets		1,161,568		1,316,648	
Creditors: amounts falling due within one year	13	88,361		75,676	
Net current assets/(liabilities)			1,073,207		1,240,972
Total net assets			4,323,207		4,491,669
The funds of the charity:					
Restricted funds	18		13,960		25,433
Unrestricted funds	14		1,136,841		1,293,830
Revaluation reserve	11, 14		3,172,406		3,172,406
Total charity funds			4,323,207		4,491,669

Approved by the trustees on 23-1 **March 2026, and signed on their behalf by:**

Rev J Hughesdon (chair)

James Hughesdon

The notes on pages 10 to 16 form part of these accounts.

Statement of Cash Flows

for the year ended 31 December 2025

	Notes	2025 £	2024 £
Cash flows from operating activities:			
Net cash provided by/(used in) operating activities	1	(231,000)	(88,224)
Cash flows from investing activities:			
Dividends, interest and rents from investments		47,236	56,736
Net cash provided by/(used in) investing activities		47,236	56,736
Change in cash and cash equivalents in the reporting period		(183,764)	(31,488)
Cash and cash equivalents at the beginning of the reporting period	2	1,231,226	1,262,714
Cash and cash equivalents at the end of the reporting period	2	**1,047,462**	**1,231,226**

Notes to the Cash Flow Statement

	2025 £	2024 £
1) Reconciliation of net income/(expenditure) to net cash flow from operating activities		
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(168,462)	(11,475)
Adjustments for:		
Depreciation charges	697	884
Dividends, interest and rents from investments	(47,236)	(56,736)
(Increase)/decrease in debtors	(28,684)	(6,565)
Increase/(decrease) in creditors	12,685	(14,332)
Net cash provided by/(used in) operating activities	**(231,000)**	**(88,224)**

	2025 £	2024 £
2) Analysis of cash and cash equivalents		
Cash in hand	1,047,462	1,231,226
Total cash and cash equivalents	**1,047,462**	**1,231,226**

Accounting Policies
for the year ended 31 December 2025

Basis of preparation
The financial statements have been prepared in accordance with:

a) Applicable UK accounting standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)'.

b) Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP FRS 102);

c) the Charities Act 2011.

Public benefit entity
The charity meets the definition of a public benefit entity under FRS 102.

Going concern
The trustees consider that there are no material uncertainties about the charity's ability to continue to operate and accordingly the accounts have been prepared on a going concern basis.

Income recognition
Voluntary income and donations (including legacies) are accounted for once the PCC has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured. Income from the recovery of tax on gift aided donations is accounted for in the period to which the relevant donation is received. Grant income is recognised on a receivable basis.

The income from generating funds includes rental income from the letting of church premises, and income from the operation of a preschool and holiday play schemes. Both are accounted for when earned and are shown gross, with the associated costs included in expenditure on raising funds.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

All other income ie recognised when it is receivable.

Expenditure recognition
Expenditure is accrued as soon as a liability is considered probable, and the amount of obligation can be measured reliably. Longer term liabilities are discounted to present value. The PCC is not registered for VAT and accordingly expenditure includes VAT where appropriate.

Expenditure included in Raising Funds includes amounts incurred in obtaining grants and other donations and property maintenance costs.

Charitable expenditure includes those costs expended in fulfilling the PCC's principal objects, as outlined in the Report of the PCC. These include grants payable, governance costs and an apportionment of support costs.

- Grants payable are payments made to third parties in furtherance of the PCC's objects. In the case of an unconditional grant offer this is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the grant. Grants awards that are subject to the recipient fulfilling performance conditions are only accrued when the recipient has been notified of the grant and any remaining unfulfilled condition attaching to that grant is outside of the control of the PCC.
- Governance costs comprise all costs involving the public accountability of the PCC and its compliance with regulation and good practice. These costs include costs related to the audit and legal fees.
- Rentals under operating leases are charged as incurred over the term of the lease.
- The diocesan parish contribution is accounted for when paid. Any parish contibution unpaid at 31 December would be provided for in these accounts as an operational (though not a legal) liability and shown as a creditor in the balance sheet.

Deferred income
Income received which is contractually or otherwise not expendable until a future period is deferred to the period in which it meets the criteria for income recognition.

Restricted Funds
Restricted funds are to be used for specified purposes as laid down by the funder. Direct and support expenditure which meets these criteria are identified to the fund together with a fair allocation of other costs.

Accounting Policies
for the year ended 31 December 2025

Unrestricted Funds
Unrestricted funds are funds received which have no restrictions placed on their use and are available as general funds.

Designated Funds
Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

Hire purchase and leasing commitments
Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight line basis over the period of the lease.

Pensions
The charity operates defined contribution schemes which are administered by outside independent pensions providers. Contributions payable for the year are charged to the Statement of Financial Activities.

Tangible Fixed Assets
Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures & fittings	- 25% on cost
Computer equipment	- 33% on cost

Items of equipment are only capitalised where the purchase price exceeds £3,000.

No depreciation is provided on freehold property as it is the PCC's policy to maintain these assets in a continual state of sound repair. The useful economic life of these assets is so long and residual values so high that any depreciation would not be material. These assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

A policy of revaluation has been adopted for the church's functional property, which is the Neighbourhood Centre. Formal valuations are obtained every five years and advice as to material movements in property values is obtained in the period between formal valuations.

Consecrated Property and Moveable Church Furnishings
Consecrated land and benefice property such as the church building and vicarage is excluded from the accounts in accordance with s10 of the Charities Act 2011. Moveable church contents are held by the vicar and churchwardens on special trust for the PCC and require a faculty for disposal. They are accounted for as inalienable property unless consecrated. All expenditure incurred on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is expressed within the Statement of Financial Activities.

Investments
Investments are shown in the balance sheet at closing market value. Surpluses or deficits on valuation are credited or charged to the statement of financial activities.

Notes to the Accounts

for the year ended 31 December 2025

1 Incoming resources

The incoming resources and surplus are attributable to the principal activities of the charity.

2 Net outgoing resources

	2025	2024
Net outgoing resources are stated after charging:	£	£
Auditors fees - audit services	10,506	10,250
Depreciation - owned assets	697	884
Trustees' emoluments	-	-

Emoluments include salaries, fees, bonuses, expense allowances and estimated non-cash benefits receivable. All trustees serve in a voluntary capacity and do not receive payment for their services.

APB Ethical Standard - Provisions available for small entities
In common with many other charities of our size and nature we use our auditors to assist with the preparation of the financial statements and to provide advice relating to statutory and regulatory compliance.

3 Income from donations and legacies

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Planned giving	91,948	-	91,948	82,267
Collections at services	12,969	-	12,969	11,208
Other donations and appeals	37,009	2,575	39,584	46,842
Gift aid recoverable	27,765	500	28,265	23,854
Grants	17,906	29,955	47,861	37,317
Legacies	4,000	-	4,000	58,373
	191,597	33,030	224,627	259,861

4 Income from church activities

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Fees for weddings and funerals	3,078	-	3,078	2,481
	3,078	-	3,078	2,481

5 Income from generating funds

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Lettings	368,604	-	368,604	361,209
Children's Services - Preschool and Playschemes	282,975	2,786	285,761	278,558
Fundraising events	2,888	-	2,888	3,422
	654,467	2,786	657,253	643,189

6 Income from investments

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Interest receivable	47,236	-	47,236	56,736
	47,236	-	47,236	56,736

7 Other Income

	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Solar panels - Feed in Tariff receipts	11,561	-	11,561	9,430
Other income	15,430	-	15,430	3,670
	26,991	-	26,991	13,100

Notes to the Accounts

for the year ended 31 December 2025

8 Expenditure on raising funds	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
Lettings - Salary and expenses	355,369	8,246	363,615	350,647
Children's Services preschool - Salary and expenses	252,484	2,155	254,639	251,308
Fundraising events	456	-	456	5,963
	608,309	10,401	618,710	607,918

9 Expenditure on church activities	Unrestricted	Restricted	2025 Total	2024 Total
	£	£	£	£
St Mary's Mission Partners	21,020	-	21,020	17,610
Diocesan Common Fund	109,978	-	109,978	100,430
Music Ministry	30,005	2,724	32,729	25,901
Children and Youth ministries	79,667	-	79,667	47,739
Utilities	12,874	-	12,874	17,594
Insurance	10,633	-	10,633	10,588
Cleaning and maintenance	79,702	32,920	112,622	34,762
Clergy working expenses	3,253	-	3,253	3,606
Curates' housing	26,780	-	26,780	25,895
Upkeep of services	8,972	345	9,317	9,131
Parish communication, website and publicity	3,450	-	3,450	3,061
Training and retreats	1,011	664	1,675	1,613
Parish office staff costs	44,014	-	44,014	54,894
Other parish office costs	12,666	-	12,666	10,017
Depreciation charge	696	-	696	884
Legal and professional fees	15,387	235	15,622	3,624
Governance costs - Audit fees	10,506	-	10,506	10,250
Governance costs - other	1,435	-	1,435	1,325
	472,049	36,888	508,937	378,924

10 Staff costs	2025	2024
	£	£
Staff salaries	511,543	439,820
Staff social security	44,091	26,350
Staff pensions	39,774	35,340
	595,408	501,510
Average number of employees during the year was:	26	25

No remuneration was paid to any Trustee or their associates for services as a trustee during the year ended 31 December 2025 nor to 31 December 2024.

Employees paid in excess of £60,000 during the current year and previous year:	None	None

Notes to the Accounts

for the year ended 31 December 2025

11 Tangible fixed assets

	Neighbourhood Centre	Computer equipment	Total
	£	£	£
Cost			
As at 1 January 2025	3,250,000	80,581	3,330,581
As at 31 December 2025	3,250,000	80,581	3,330,581
Depreciation			
As at 1 January 2025	-	79,884	79,884
Charge for the year	-	697	697
As at 31 December 2025	-	80,581	80,581
Net book value			
As at 31 December 2025	3,250,000	-	3,250,000
As at 31 December 2024	3,250,000	697	3,250,697

The Neighbourhood Centre is vested in the London Diocesan Fund on behalf of the PCC. Its market value, subject to the existing tenancy, was determind as £3.25 million, to include the first floor flat, by Strettons Chartered Surveyors and Valuers in March 2022.

The revaluation reserve represents the difference between the current valuation of the Neighbourhood Centre and its original cost. As such, it is neither represented by cash nor in a form which is available for expenditure by the PCC.

12 Debtors: amounts falling due within one year

	2025	2024
	£	£
Trade debtors	35,509	29,138
Other debtors	21,047	3,947
Gift aid recoverable	743	5,327
Prepayments	27,890	29,619
Accrued income	28,917	17,391
	114,106	85,422

13 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	22,483	19,925
Other creditors	1,370	1,924
PAYE liability	10,754	7,570
Accrued expenses	23,679	19,994
Deferred income	25,615	21,343
Deposits held	4,460	4,920
	88,361	75,676

14 The funds of the charity: current year

	Opening balance	Resources arising	Resources utilised	Other movements	Closing balance
	£	£	£	£	£
Restricted funds					
Restricted income funds	25,433	35,816	(47,289)	-	13,960
Unrestricted funds					
Designated funds	1,001,977	19,661	(136,166)	(7,209)	878,263
General funds	291,853	903,708	(944,192)	7,209	258,578
Revaluation reserve	3,172,406	-	-	-	3,172,406
Total unrestricted funds	4,466,236	923,369	(1,080,358)	-	4,309,247
	4,491,669	959,185	(1,127,647)	-	4,323,207

Notes to the Accounts

for the year ended 31 December 2025

15 The funds of the charity: prior year	Opening balance	Resources arising	Resources utilised	Other movements	Closing balance
	£	£	£	£	£
Restricted funds					
Restricted income funds	54,587	29,522	(12,105)	(46,571)	25,433
Unrestricted funds					
Designated funds	949,687	53,892	(38,256)	36,654	1,001,977
General funds	326,464	891,953	(936,481)	9,917	291,853
Revaluation reserve	3,172,406	-	-	-	3,172,406
Total unrestricted funds	4,448,557	945,845	(974,737)	46,571	4,466,236
	4,503,144	975,367	(986,842)	-	4,491,669

16 Designated funds: current year	Opening balance	Resources arising	Resources utilised	Transfers & adjustments	Closing balance
	£	£	£	£	£
Fabric fund	3,410	-	-	-	3,410
Kathleen Read legacy fund	932,832	15,040	110,959	(8,709)	828,204
Climate Garden project	32,161	-	5,728	-	26,433
Denise Antenen legacy fund	28,436	164	16,737	-	11,863
Vicarage Decoration fund	5,138	-	-	1,500	6,638
Helen Dent legacy	-	4,457	2,742	-	1,715
	1,001,977	19,661	136,166	(7,209)	878,263

17 Designated funds: prior year	Opening balance	Resources arising	Resources utilised	Transfers & adjustments	Closing balance
	£	£	£	£	£
Fabric fund	5,240	-	1,830	-	3,410
Transition fund	11,417	-	-	(11,417)	-
Kathleen Read legacy fund	933,030	53,892	14,090	(40,000)	932,832
Climate Garden project	-	-	7,839	40,000	32,161
Denise Antenen legacy fund	-	-	14,497	42,933	28,436
Vicarage Decoration fund	-	-	-	5,138	5,138
	949,687	53,892	38,256	36,654	1,001,977

Fabric fund	Set aside by the PCC for refurbishment to the fabric of the church.
Kathleen Read legacy fund	A legacy from the late Kathleen Read. The legacy was given without restrictions, to be allocated by the PCC towards specific projects as needs are identified. In 2024, the PCC agreed to designate £135,000 from the legacy to support the role of a Children and Families Minister, who was recruited in February 2025. £30,000 has been spent to date. At the time of setting the budget for 2025, the PCC agreed to cover the cost of the increase in National Insurance rates during 2025 (£8,709) from the Kathleen Read legacy fund. During 2025, the Standing Committee agreed expenditure of £3,000 to carry out preliminary investigations into the installation of a green roof on the vicarage and the PCC agreed to designate £175,000 from the Kathleen Read legacy to support the new role of St Mary's Associate Vicar from mid-2026. They also agreed to designate £63,845 towards the church lighting project (see below).
Climate Garden project	In early 2024, the PCC agreed to allocate £40,000 from the Kathleen Read legacy fund to support a five-year plan for the Churchyard. The aim is to improve biodiversity and support St Mary's mission strategy of becoming a regional leader in care for creation and eco-justice. The fund will support the cost of a gardener; the development of a wild-flower meadow for the interment of ashes and support towards the creation of a "dry garden" in a neglected area of the south garden. £13,568 has been spent on the project to date.
Denise Antenen legacy fund	This was given without restrictions, but the executors indicated four 'areas favoured by Denise Antenen on an advisory basis'. Expenditure in 2024 continued to be in support of classical music.
Vicarage Decoration fund	The PCC is responsible for setting aside an annual sum of money to ensure the Vicarage is kept in good decorative order.

Notes to the Accounts

for the year ended 31 December 2025

Helen Dent legacy	A legacy from the late Helen Dent. The legacy was given without restrictions in recognition of the role the Church played in her life. The PCC agreed to allocate the funds towards the refurbishment of the Prayer Chapel.

18 Restricted funds: current period	Opening balance	Incoming resources	Resources expended	Transfers & gains/(losses)	Closing balance
	£	£	£	£	£
Bellringers Fund	-	230	-	-	230
Crypt Secondary Glazing Fund	20,073	3,082	23,155	-	-
Church Lighting Project	-	10,000	10,000	-	-
Ringfenced DAF Grants	-	2,786	947	-	1,839
Discretionary fund	1,148	-	-	-	1,148
Flower fund	-	345	345	-	-
Music Fund	3,000	-	2,795	-	206
Monday Fellowship	547	-	-	-	547
Playschemes Fund	-	2,500	1,208	-	1,292
Partnership Grant	-	16,873	8,176	-	8,697
Retreat fund	664	-	664	-	-
	25,433	35,816	47,289	-	13,960

19 Restricted funds: prior period	Opening balance	Incoming resources	Resources expended	Transfers & gains/(losses)	Closing balance
	£	£	£	£	£
Crypt Secondary Glazing Fund	-	25,500	5,427	-	20,073
Children's Ministry	4,991	417	5,408	-	-
Denise Antenen Legacy	42,933	-	-	(42,933)	-
Discretionary fund	1,373	375	600	-	1,148
Flower fund	-	100	100	-	-
Music Fund	-	3,000	-	-	3,000
Monday Fellowship	988	130	571	-	547
Retreat fund	664	-	-	-	664
Vicarage Decoration fund	3,638	-	-	(3,638)	-
	54,587	29,522	12,105	(46,571)	25,433

Restricted funds (continued)

Projects financed by restricted funds are supported by unrestricted funding where necessary. This occurs where the funding is in arrears or the incidence of expenditure on the project occurs disproportionately at the beginning of the project compared to the income flows. Where restricted projects end the year with a deficit, this is met by after year-end restricted income or transfers from unrestricted funds.

Name of Restricted Fund	Purpose of restricted fund
Bellringers Fund	Donations collected from bellringers are set aside in a restricted fund to be used towards the upkeep of the bells.
Crypt Secondary Glazing Fund	St Mary's received a grant of £25,500 from the Cloudesley Foundation in 2024 to cover the cost of installing secondary glazing in the crypt. This project was completed during 2025 and a balance remaining of £857 was returned to Cloudesley.
Church Lighting Project	During 2025 a major project was undertaken to install LED lighting in the Chancel and Nave of the church. A grant of £10,000 was received as part of Cloudesley's Sustainable Church Buildings Project and the PCC agreed to designate £63,845 towards this project from the Kathleen Read legacy fund.
Ringfenced DAF Grants	Ringfenced grants totalling £2,786 were received from the London Borough of Islington's Disability Access Fund in 2025. This money is to be used to support children with special educational needs or disabilities.
Discretionary fund	A fund to be used at the church wardens' discretion, to help people in financial crisis.
Flower fund	A fund established to collect donations made specifically for the provision of floral arrangements in church.
Music Fund	A donation of £3,000 was received in 2024 to support the following series of lunchtime concerts at the Church. These well-received concerts took place each month during 2025 and the remaining balance of £205 has been utilised in 2026.

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for the year ended 31 December 2025

Monday Fellowship	A fund to provide friendship and refreshments for the congregation and general public.
Playschemes Fund	a generous donation of £2,000 was received in 2025 (£2,500 including Gift Aid reclaimed) to support and enhance the provision of holiday play schemes at St Mary's.
Partnership Grant	In 2025, St Mary's received a grant of £16,873 from the London Diocesan Fund's SMMIB, Hackney and Islington Programme to provide seed funding for the partnership with Hope Church Islington. The grant is being used to support a new post of Finance Assistant, who is working across the two churches.
Retreat fund	To be applied to retreats and similar events.

20 Transfers between funds: current period

	General funds	Designated funds	Restricted funds	Revaluation reserve	Total
Designated to general	7,209	(7,209)	-	-	-
	7,209	(7,209)	-	-	-

21 Transfers between funds: prior period

	General funds	Designated funds	Restricted funds	Endowment funds	Total
General to designated	9,917	(9,917)	-	-	-
Restricted to designated		46,571	(46,571)		-
	9,917	36,654	(46,571)	-	-

22 Net assets attributable to funds: current period

	General funds	Designated funds	Restricted funds	Revaluation reserve	Total
		£	£	£	£
Tangible fixed assets	77,594	-	-	3,172,406	3,250,000
Current assets	269,345	878,263	13,960	-	1,161,568
Current liabilities	(88,361)	-	-	-	(88,361)
Net assets represented by funds	258,578	878,263	13,960	3,172,406	4,323,207

23 Net assets attributable to funds: prior period

	General funds	Designated funds	Restricted funds	Revaluation reserve	Total
		£	£	£	£
Tangible fixed assets	78,291	-	-	3,172,406	3,250,697
Current assets	289,238	1,001,977	25,433	-	1,316,648
Current liabilities	(75,676)	-	-	-	(75,676)
Net assets represented by funds	291,853	1,001,977	25,433	3,172,406	4,491,669

24 Taxation

The PCC is a registered charity. Accordingly, it is exempt from taxation in respect of income and capital gains to the extent that these are applied to its charitable objects.

25 Post balance sheet events

There were no significant post balance sheet events.

26 Pension commitments

The charity contributes to employee defined contribution (DC) auto enrolment pension schemes. The assets of the schemes are held separately from those of the charity in independently administered funds.

27 Contingent liabilities

The charity had no material contingent liabilities at 31 December 2025 nor at 31 December 2024.

Notes to the Accounts

for the year ended 31 December 2025

28 Transactions with trustees/PCC members

During the year the total amount aggregate donations made by PCC members, their close family members and business associates amounted to £45,245 (2024: £45,518).

During the year three (2024: three) trustees were reimbursed a total of £3,069 (2024: £2,339) for expenses incurred on behalf of the charity.

29 Partnership with Hope Church Islington

On 1st June 2025, St Mary's entered into a partnership with Hope Church Islington. It is an equal partnership for the mutual benefit of both the churches involved. Both churches remain legally independent parishes, with their own PCCs. Rev. James Hughesdon is the incumbent of both churches. This is linked to the term of his incumbency. Both churches support one another through shared partnership governance, operational, prayer and mission coordination. During 2025 Hope Church paid St Mary's £12,263 for the recharge of staff time.

30 Gifts in kind and volunteers

During the year the charity benefited from unpaid work performed by volunteers.