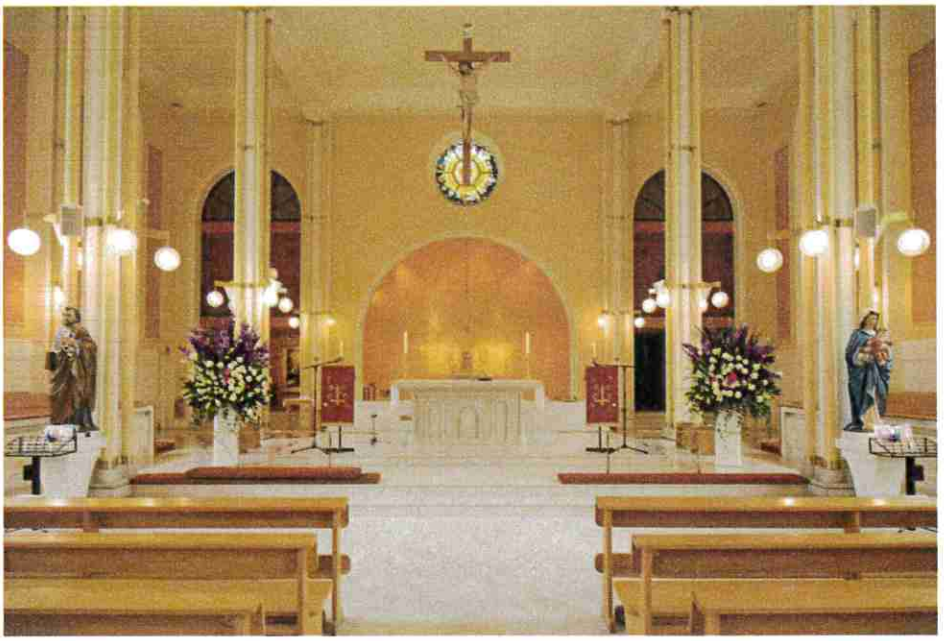
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ST PETER'S EATON SQUARE



Annual Report and Accounts

Year ending 31 December 2025

Griffin Stone Moscrop & Co
CHARTERED ACCOUNTANTS & REGISTERED AUDITORS

PUBLIC BENEFIT

The PCC maintains and operates the Church complex, providing a venue not only for its primary purpose of worship but also community events, youth activities, public hire and charitable fundraising. When planning our activities for the year the PCC has considered the Charity Commission's guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion. The council has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have due regard to House of Bishops' guidance on safeguarding children and vulnerable adults).

Members of the PCC are either ex-officio, elected by the Annual Parochial Church Meeting or co-opted by the PCC in accordance with the Church Representation Rules. There was one co-option in 2025.

During the year the following served as members of the PCC

Incumbent	The Rev'd Jonathan Kester
Assistant Priest	The Rev'd Jennifer Midgley-Adam (from 06 May 2025)
Associate Priest (SSM)	The Rev'd Jacqui Miller (until 21 September 2025)
Churchwardens	Ms Samantha Singlehurst
	Ms Ekanem Peers (from APCM 2024)

Ex-officio

Mr Richard Carter*
Mr Jim Glen*
Ms Samantha Singlehurst #
Mr John Hilary *
Ms Ekanem Peers #
Dr Judith Richardson*+
(# Churchwarden, * Deanery Synod, + Diocesan Synod)

Elected Members

Ms Maite Boudy
Mr Stephen Couttie
Mrs Mary Drummond (until APCM 2025)
Mr Robin Duttson
Mrs Jane Franses (until APCM 2025)
Mr Oliver Grant

Dr Julia Jordan (until APCM 2025)
Ms Raana Khatabakhsh
Mr Alasdair Locke (from APCM 2025)
Mr Lee Marshall (until APCM 2025)
Dr Nicholas Moore
Mrs Evelyn Olugboja
Prof. Alexandra Tangney (until APCM 2025)
Mr David Propert (from APCM 2025)
Ms Valerie Smith
Mr James Watson
Mrs Nancy Wood (until APCM 2025)

Co-opted Member
Mr Carlos Remotti-Breton (from APCM 2025)

COMMITTEES

The PCC operates through a number of committees and working groups which meet between full meetings of the PCC, all report back to the full PCC. These were as follows:

PCC Standing Committee: (To which the PCC delegates decision making in-between meetings of the PCC): Chair: The Vicar

The Formation and Transformation Committees: plans were made for the reconstitution of both these committees, but with arrival of new clergy their renewal was postponed whilst the clergy ministerial portfolios are finalised.

Resources Committee: Chair: Richard Carter

Communications Group – Convenor: Valerie Smith

GOVERNING DOCUMENT

The PCC is governed by two pieces of Church of England legislation, the Parochial Church Councils (Powers) Measure 1956 as amended, and the Church Representation Rules (contained in Schedule 3 to the Synodical Government Measure 1969 as amended).

OBJECTIVES AND ACTIVITIES

The PCC has the responsibility of co-operating with the incumbent, in promoting in the ecclesiastical parish the whole mission of the church; pastoral, evangelistic, social and ecumenical. It also has the maintenance responsibilities for the church complex at St. Peter's.

Activity in 2025

2025 saw Fr Jonathan Kester's third full year as incumbent of the parish. Having been without an Assistant Priest for twenty months, it was very good to welcome Mother Jennifer Midgley-Adam and her family in May and we are very grateful for all that they bring to the life of our community.

We continued to be thankful for the ministry of the Rev'd Jacqui Miller, our SSM Associate Priest who has been here at St Peter's since her ordination to the priesthood in 2019. During the year Jacqui discerned that it was time to move to a new season of ministry and so we bade her farewell on St Matthew's day (21st September) giving thanks for all that she has done for the past six years. During the week Fr Herbert Bennett continued as honorary Assistant Priest (who serves on Sundays as Associate Vicar SSM at St Thomas à Beckett, Lewes). The church has continued to maintain modest growth at both main Sunday morning services, though not yet to a level matching those before the pandemic. It was also acknowledged that changes in school admissions through 25% of primary school places being unfilled throughout Westminster meant that the Family Eucharist would not return to the size of earlier years. This has meant a change in dynamic in the service in which everyone is present because they wish to be there, rather than simply for school admissions' purposes.

Colin Chadwick continued as our Verger and Facilities Coordinator and, during his time with us, we have continued to see a hugely positive transformation in the way in which the complex site at St Peter's is managed and developed, for which we are most grateful.

Carlos Remotti-Breton remained with us as ordinand/seminarian as he continues his formation for ordination at St Augustine's College. Towards the end of the year we were able to announce that he will be joining us to serve a self-supporting title curacy following his ordination to the diaconate at Petertide 2026 and thus joining the ministry team of St Peter's.

Sammie Singlehurst and Ekanem Peers continued to serve as Churchwardens throughout the year and we thank them for all the many ways in which they share in the leadership of the parish.

The PCC met 6 times, The Standing Committee met 4 times. Other committees and groups met as required. The APCM was held on Wednesday 14 May 2025.

Service attendances continued to improve modestly through the year. This was noticeable first in relation to the Choral Eucharist, but there have been signs of this in the Family Eucharist also. In common with all parishes, 2025 saw the six-yearly complete revision of the Electoral Roll, beginning the roll again from scratch. At the APCM there were 188 people on the Electoral Roll. Whilst this is a significant reduction from the previous number of 328, many parishes experience a similar reduction in a year of complete revision. The average Sunday attendance during 2025 was 125 (122 in 2024) in person. Online views (only possible for the Choral Eucharist) were not infrequently at or above 50; it is not possible to establish definitively what number of individuals generated these views. There were 11 baptisms (4 in 2024), 2 marriages and 1 blessing (0 marriages and 1 blessing in 2024), and 4 funeral services (7 in 2024). Attendance at Easter services was 187 (202 in 2024) and at Christmas was 229 (227 in 2024).

The Patronal Festival was celebrated with the usual combined Parish Eucharist at 10.30 am followed by a buffet lunch and, this year for the first time, a successful and popular service of Choral Evensong at 3 pm when we enjoyed Herbert Howells' setting of the Canticles "O Collegium Regale" and S.S. Wesley's "Ascribe unto the Lord" as the anthem.

The annual service of Confirmation was held on 18 May 2025 (the Fifth Sunday of Easter) by the Rt Revd Rob Wickham, Assistant Bishop in London (and former Bishop of Edmonton) who now serves as CEO of the Church Urban Fund. 13 candidates were presented (14 in 2024).

St Peter's School

The headteacher, Jane Carrington, continues to lead significant improvements at the school together with her Senior Leadership Team (Taljeet Sidhu-Pepper – Deputy Head and Jenna Foley – Inclusion Lead/SENDCO). At the beginning of the new school year in 2025, Fr Jonathan was elected as Chair and Jim Glen as Vice-Chair of Governors. All schools nationally are experiencing fewer applications with the drop in the birthrate and especially so in London. In London the City of Westminster has experienced a 25% drop in admissions since 2020 and in the last year the area of South Westminster in which St Peter's School is situated, a further 10% on top of this.

The long-anticipated return visit of Ofsted for a new Inspection came on 13 and 14 May. Under a new framework schools are no longer given an overall judgement and are shown simply in the specific areas of the inspection. St Peter's School was judged as:

- Behaviour and Attitudes – Outstanding
- Personal Development – Outstanding
- Leadership and Management – Good
- Quality of Education – Good
- Early Years Provision – Good

This is testimony to the huge transformation of the School under the Senior Leadership Team. The report contained phrases such as

- "Pupils are happy, safe and well-supported in this inclusive and ambitious school..."
- "Personal development is a standout strength. Pupils benefit from the extensive opportunities beyond the classroom, including leadership roles, visits and links with local community organizations..."
- "The standards that the pupils attain are high and they leave well prepared for their next stage of education..."
- "Behaviour is exemplary, with pupils modelling the school values of kindness and compassion consistently well..."
- "Pupils embrace diversity and show a deep respect for difference and the protected characteristics..."

The expected SIAMS (Statutory Inspection of Anglican and Methodist Schools) finally came on 21 November 2025 and, under the new SIAMS framework, the School was judged to be strongly living up to its foundation as a Church School with the following notable strengths:

- Leaders have carefully and thoughtfully developed a Christian vision appropriate for their school context. This builds a sustains a purposeful, united community in which pupils and adults flourish.
- Living out the teaching of Jesus "Love thy neighbour" the school unwaveringly serves its community with compassion and love. This ensures each person is included, valued and looked after. Their wellbeing is cared for in times when they are joyful and hurting.
- The rich and varied provision of collective worship provides spiritual flourishing of pupils and adults. Rooted in the Anglican tradition, it is made universally acceptable and provides a central anchor for life in and beyond the school.
- The impact on the school's vision is enhanced through the partnerships the school builds. These include with the local church. These meaningful partnerships equip and support the school in meeting the needs of pupils and adults.
- The Christian vision, encouraging the valuing of each other, infuses the school's innovative curriculum. Engaging content that leads to impactful learning nurtures relationships and pupil's spiritual growth.

Other schools in the parish

The clergy are regular visitors to the other schools within the Parish Boundaries – Westminster City School and Eaton House School and regularly conduct assemblies for them and also support the chaplaincy at the Grey Coat Hospital School. Both Westminster City and Eaton House use St Peter's Church Building for Services and concerts throughout the year.

Altar Guild and Servers
Our team of altar servers continued at the Choral Eucharist and several new servers joined the team at the Family Eucharist. The care of the altar, its linen and the things in the Sacristy continued under the watchful eye of Judith Richardson

Music
We continued to enjoy a high standard of music at the Choral Eucharist under the direction of Andrew-John Smith, accompanied on many occasions by Dan Moult in his role as Assistant Director of Music (Choral Eucharist). At the Family Eucharist Andrew Sackett continued as Assistant Director of Music (Family Eucharist) with the family choir under the direction of Fiona Hymns.

Buildings and maintenance

Work continued to be monitored by Vitruvius Building Conservation to stabilize the portico, including netting to tower and internal scaffolding within the tower pending the major restoration project.

The process of replacing the fire alarm and detection system, statutory emergency lighting and signage and compartmentation began throughout the building by Green Tree Safety Ltd and was completed by the end of 2025. The complex nature of our site under both Faculty Jurisdiction through the ecclesiastical exemption and Local Authority Listed Building Consent made the process of obtaining the necessary permissions complex to navigate. With the help of the Chancellor and Registrar of the Diocese we consulted formally with Westminster City Council about bringing the whole building under the Faculty Jurisdiction and no objections were raised. The whole of St Peter's now falls under Faculty Jurisdiction through the ecclesiastical exemption, which will make obtaining the historic permissions for the major project much simpler.

During the first part of 2025 we thanked Paul Travis for all his work as our surveyor and Quinquennial Inspector and discerned with the help of the Archdeacons and the Diocesan Advisory Committee for the Care of Churches that we needed a mid to large firm of architects to take the major Building Project forward. This person appointed would also serve as St Peter's new Quinquennial Inspector. For fundraising purposes - and especially with applications to the Heritage Lottery Fund - it is important to demonstrate an open, transparent and fair procurement process at all stages. So it was that we invited six firms to tender, already on the Diocese of London's list of approved Quinquennial Inspectors. From these we shortlisted three to be interviewed by a panel of PCC members and congregation members together with Georgina Graham (Head of Operations for the Two Cities Episcopal Area). We appointed Kathryn Harris of Nick Cox Architects to the combined role of Quinquennial Inspector and Project Architect. Kathryn serves in such a role at St Martin's-in-the-Fields, St Mary-le-Strand, St Mary Magdalene, Paddington Green and as Architect for Bristol and Birmingham Cathedrals. We also had initial negotiations with a firm called Counterculture to be taken forward in assisting us with submitting a Project Enquiry Form and a initial Grant application to the Heritage Lottery Fund for initial high-level repair works to the tower and to sure up and make usable the portico as we move forward in a phased approach to the very significant project ahead of us.

At the end of 2025 an application was made to Westminster City Council for £314,464 Neighbourhood Community Infrastructure (NCIL) funding for the full costs to install a new

lift, replace the kitchen and to decorate, replace the flooring and to install new lighting in the Parish Hall on the grounds that 90% + use of the hall is for wider community and other groups. We were greatly assisted in this by Monica Lucas (Chair of the Belgravia Neighbourhood Forum) and by our local Ward Councillors and by the Victoria Neighbourhood Forum. We also applied for £4k Ward Funding for audio-visual equipment for the Hall and the Church spaces, specifically for youth work, but usable both by ourselves and groups hiring the spaces. The outcome of these applications was expected in January 2026.

St Peter's continued to be part of a consortium of churches in Westminster aiming for Net Zero and received an initial free energy audit in 2024 to be followed up in 2026.. The consortium now has a website: https://westminster-net-zero-forum.my.canva.site/home. Part of the building works which will accompany the Tower and Portico project will have an environmental and carbon-neutral focus.

Michaelmas Fair

After a successful Michaelmas Fair in 2023 which raised £11,048.68 (net of expenses £9268.00) it was decided by the PCC that the next Fair would be in late May or early June 2026, returning to a more traditional date for it at St Peter's and plans have begun for the next May Fair on 16 May 2026 coordinated by Mother Jennifer.

FINANCIAL REPORT

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

b. Reserves policy

At 31 December 2025, net unrestricted funds stood at £421,767 (compared with £295,878 at year end 2024). Unrestricted reserves are held at a sufficient level to cover the essential costs of management and administration without which the church could not function. Our reserves policy normally dictates that we should maintain unrestricted funds equivalent to a minimum of three months and a maximum of six months of expenditure, with a preference for a position at the higher end of that range. We are deliberately holding higher reserves at present in view of the significant sums that we will be called upon to spend as we embark on major building works in the coming year. Restricted funds held at year end were £120,045 (£51,045 in 2024). As with our unrestricted funds, we expect to spend down some of these restricted reserves in the course of our forthcoming building project.

c. Material investments policy

The portfolio of quoted securities was principally held through Interactive Investor in Blackrock Charitrak Common Inv Fund A (Inc) units, which aim to track the FTSE All Share index. The LDF M&G Charifund investment is held by the Diocese of London and we cannot access the capital, only the interest. This holding represents the proceeds from a historic lease on the Christ Church, Westminster burial ground.

d. Principal risks and uncertainties

The members have identified and regularly review the major risks which impact the work of the church in the parish, and they have established systems and insurances to mitigate any significant risks arising. The church has a child protection policy in place. There are controls over all its financial procedures, including the handling of cash and the approval of expenses.

e. Financial review

The finances of St Peter's showed remarkable growth during 2025, with particularly high levels of income putting us in a strong position for forthcoming expenditure on our building project. Total income for 2025 was £736,669 (compared with £582,603 in 2024). Revenue from our subsidiary trading company, which charges fees for car parking in the church grounds, increased significantly even over the high levels already seen in previous years, while room rentals exceeded budgeted expectations once again. Together with our two crypt tenancies (both of which have been renewed until 2032), our congregational giving and grant income, these revenue streams ensure that St Peter's continues to enjoy a robust financial base on which to plan for the future.

While our total income was high, there were significant items of expenditure registered across several budget lines during 2025, notably the refurbishment of the living accommodation for the assistant priest and the final stages of work needed to instal a new fire alarm system throughout the church. We are grateful for the receipt of a specific grant to offset the first of these costs. As a result of these works and the ongoing costs of running the church, our total expenditure for the year was £577,544 (£491,683 in 2024).

With the above financial activities, St Peter's posted a net surplus of £194,889 in 2025 (as against a net surplus of £100,327 in 2024). Net current assets at the end of the year (taking into account debts, cash at bank and in hand, and creditors) amounted to £317,641 (£158,515 at end 2024).

Plans for future periods

The church's finances will face significant items of expenditure during 2026 as we embark on the first stages of the building project that will embody our new vision for St Peter's. This project will entail a series of major works as we prepare to celebrate the bicentenary of the church's original consecration in 1827, and beyond. The budgeting process will remain important as an active management tool to plan and prioritise expenditure according to projected income, and we will draw on external expertise to assist us in seeking new sources of grant income for the capital projects envisaged.

Circulated to the Parochial Church Council on 15 April 2026 and signed on its behalf by:

Jonathan Kester

Fr Jonathan Kester – Vicar

Samantha Singlehurst and Ekanem Peers

Churchwardens and Trustees

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Charity number: 1133033

ST PETER'S EATON SQUARE PCC

UNAUDITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

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ST PETER'S EATON SQUARE PCC

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ST PETER'S EATON SQUARE PCC

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 DECEMBER 2025

Trustees	Refer to Trustees' Report above
Charity registered number	1133033
Principal office	St Peter's Church 119 Eaton Square London SW1W 9AL
Accountants	Griffin Stone Moscrop & Co Chartered Accountants 21-27 Lamb's Conduit Street London WC1N 3GS
Bankers	The Co-Operative Bank 1 Balloon Street Manchester M60 4EP
Investment Custodian	Interactive Investor Services Limited 4th Floor 3 South Brook Street Leeds LS10 1FT

Statement of Trustee's responsibilities

The Trustees are responsible for preparing the Trustee's report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Parochial Church Councils (Powers) Measure 1956 as amended. 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.

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INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

Independent examiner's report to the Trustees of St Peter's Eaton Square PCC ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 December 2025.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

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Independent examiner's statement

Since the Charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

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. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustee as a body, for my work or for this report.

Signed: 

Dated: 24 April 2026

Robert Smith

FCA

Griffin Stone Moscrop & Co
Chartered Accountants
21-27 Lamb's Conduit Street
London
WC1N 3GS

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ST PETER'S EATON SQUARE PCC

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total funds 2025 £	*Total funds 2024 £*
Income and endowments from:						
Donations and legacies	3	**330,410**	**102,680**	**-**	**433,090**	*289,314*
Other trading activities	4	**291,607**	**-**	**-**	**291,607**	*283,860*
Investments	5	**11,922**	**-**	**-**	**11,922**	*9,409*
Other income	6	**50**	**-**	**-**	**50**	*20*
Total income and endowments		**633,989**	**102,680**	**-**	**736,669**	*582,603*
Expenditure on:						
Charitable activities	8	**543,864**	**33,680**	**-**	**577,544**	*491,683*
Total expenditure		**543,864**	**33,680**	**-**	**577,544**	*491,683*
Net movement in funds before other recognised gains/(losses)		**90,125**	**69,000**	**-**	**159,125**	*90,920*
Gains on revaluation of fixed assets		**35,764**	**-**	**-**	**35,764**	*9,407*
Net movement in funds		**125,889**	**69,000**	**-**	**194,889**	*100,327*
Reconciliation of funds:						
Total funds brought forward		**295,878**	**51,045**	**40,463**	**387,386**	*287,059*
Net movement in funds		**125,889**	**69,000**	**-**	**194,889**	*100,327*
Total funds carried forward		**421,767**	**120,045**	**40,463**	**582,275**	*387,386*

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 7 to 23 form part of these financial statements.

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BALANCE SHEET
AS AT 31 DECEMBER 2025

	Note		2025 £		*2024 £*
Fixed assets					
Investments	13		**264,634**		*228,871*
			264,634		*228,871*
Current assets					
Debtors	14	**134,701**		*109,146*	
Cash at bank and in hand		**367,989**		*211,011*	
		502,690		*320,157*	
Current liabilities					
Creditors: amounts falling due within one year	15	**(185,049)**		*(161,642)*	
Net current assets			**317,641**		*158,515*
Total assets less current liabilities			**582,275**		*387,386*
Total net assets			**582,275**		*387,386*
Charity funds					
Endowment funds	17		**40,463**		*40,463*
Restricted funds	17		**120,045**		*51,045*
Unrestricted funds	17		**421,767**		*295,878*
Total funds			**582,275**		*387,386*

The financial statements were approved and authorised for issue by the Trustee on 15 April 2026 and signed on their behalf by:

Jonathan Kester

.....

Fr Jonathan Kester
Trustee

The notes on pages 7 to 23 form part of these financial statements.

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STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 £	*2024* *£*
Cash flows from operating activities		
Net cash used in operating activities	**145,056**	*84,677*
Cash flows from investing activities		
Dividends, interests and rents from investments	**11,922**	*9,409*
Net cash provided by investing activities	**11,922**	**9,409**
Cash flows from financing activities		
Net cash provided by financing activities	**-**	**-**
Change in cash and cash equivalents in the year	**156,978**	**94,086**
Cash and cash equivalents at the beginning of the year	**211,011**	*116,925*
Cash and cash equivalents at the end of the year	**367,989**	*211,011*

The notes on pages 7 to 23 form part of these financial statements

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1. General information

The church is a registered charity in England and Wales. Its principal correspondence address is St Peter's Church, 119 Eaton Square, London, SW1W 9AL. The nature of the charity's operations and principal activities are set out in the members' report.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

St Peter's Eaton Square PCC meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the Statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

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2. Accounting policies (continued)

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

2.4 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

Investments in subsidiaries are valued at cost less provision for impairment.

2.5 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.6 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

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2. Accounting policies (continued)

2.7 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.8 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.9 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

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3. Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
Donations			
Gift Aid donations & planned giving	47,545	-	**47,545**
Gift Aid recoverable	30,342	-	**30,342**
Distributions from the trading subsidiary	173,091	-	**173,091**
St. Andrew's Church Hall Trust	26,500	-	**26,500**
Other collections and donations	33,843	77,680	**111,523**
Grants	19,089	25,000	**44,089**
Total 2025	330,410	102,680	**433,090**

	Unrestricted funds 2024 £	*Restricted funds 2024 £*	*Total funds 2024 £*
Donations			
Gift Aid donations & planned giving	*51,307*	-	*51,307*
Gift Aid recoverable	*10,527*	-	*10,527*
Distributions from the trading subsidiary	*139,811*	-	*139,811*
St. Andrew's Church Hall Trust	*27,924*	-	*27,924*
Other collections and donations	*25,210*	*9,535*	*34,745*
Grants	-	*25,000*	*25,000*
Total 2024	*254,779*	*34,535*	*289,314*

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4. Income from other trading activities

Income from fundraising events

	Unrestricted funds 2025 £	Total funds 2025 £
Rental income and service charges	274,803	**274,803**
Insurance recharge	16,804	**16,804**
Total 2025	291,607	**291,607**

	Unrestricted funds 2024 £	*Total funds 2024 £*
Rental income and service charges	*271,354*	*271,354*
Insurance recharge	*12,506*	*12,506*
Total 2024	*283,860*	*283,860*

5. Investment income

	Unrestricted funds 2025 £	Total funds 2025 £
General fund	10,060	**10,060**
Repairs fund	1,862	**1,862**
Total 2025	11,922	**11,922**

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5. Investment income (continued)

	Unrestricted funds 2024 £	*Total funds 2024 £*
General fund	*8,490*	*8,490*
Repairs fund	*919*	*919*
Total 2024	*9,409*	*9,409*

6. Other incoming resources

	Unrestricted funds 2025 £	**Total funds 2025 £**
Magazines	50	**50**
Total 2025	50	**50**

	Unrestricted funds 2024 £	*Total funds 2024 £*
Magazines	*20*	*20*
Total 2024	*20*	*20*

7. Analysis of grants

	Grants to Institutions 2025 £	**Total funds 2025 £**
Payments to other charities	7,910	**7,910**
Total 2025	7,910	**7,910**

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7. Analysis of grants (continued)

	Grants to Institutions 2024 £	*Total funds 2024* £
Payments to other charities	*4,214*	*4,214*
Total 2024	*4,214*	*4,214*

The Charity has made the following material grants to institutions during the year:

	2025 £	*2024* £
Name of institution		
Charities fund	**2,479**	*3,412*
Welcome box	**230**	*430*
Congregational Tithings	**5,000**	*-*
Church Donations	**201**	*372*
	7,910	*4,214*

8. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2025 £	**Restricted funds 2025** £	**Total 2025** £
Charitable activities	543,864	33,680	**577,544**
Total 2025	543,864	33,680	**577,544**

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8. Analysis of expenditure on charitable activities (continued)

Summary by fund type (continued)

	Unrestricted funds 2024 £	*Restricted funds 2024 £*	*Total 2024 £*
Charitable activities	*462,899*	*28,784*	*491,683*
Total 2024	*462,899*	*28,784*	*491,683*

9. Analysis of expenditure by activities

	Activities undertaken directly 2025 £	**Grant funding of activities 2025 £**	**Support costs 2025 £**	**Total funds 2025 £**
Charitable activities	362,857	7,910	206,777	**577,544**
Total 2025	362,857	7,910	206,777	**577,544**

	Activities undertaken directly 2024 £	*Grant funding of activities 2024 £*	*Support costs 2024 £*	*Total funds 2024 £*
Charitable activities	*307,504*	*4,214*	*179,965*	*491,683*
Total 2024	*307,504*	*4,214*	*179,965*	*491,683*

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9. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Total funds 2025 £	*Total funds 2024 £*
Ministry: London Diocesan Fund	**131,328**	*93,500*
Ministry expenses	**11,137**	*306*
Church maintenance	**135,142**	*130,203*
Organ & instrument maintenance	**2,455**	*2,688*
Choir, music & related expenses	**76,195**	*72,743*
Sanctuary	**3,567**	*3,814*
St Peters Poppets	**3,033**	*4,250*
Total 2025	**362,857**	*307,504*

Analysis of support costs

	Total funds 2025 £	*Total funds 2024 £*
Staff costs	**62,068**	*61,874*
Utilities & rates	**43,967**	*52,170*
Telephone	**1,452**	*1,967*
Printing, postage, stationery & supplies	**6,702**	*5,396*
Hospitality & advertising	**5,494**	*6,853*
Cleaning	**40,421**	*37,124*
Insurance	**36,321**	*34,711*
Miscellaneous support costs	**6,382**	*(23,910)*
Governance costs	**3,970**	*3,780*
Total 2025	**206,777**	*179,965*

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10. Independent examiner's remuneration

	2025 £	*2024* *£*
Fees payable to the Charity's independent examiner for the independent examination of the Charity's annual accounts	**3,970**	*3,780*

11. Staff costs

	2025 £	*2024* *£*
Wages and salaries	**62,068**	*61,874*
	62,068	*61,874*

The average number of persons employed by the Charity during the year was as follows:

	2025 No.	*2024* *No.*
Employees	**4**	*4*

No employee received remuneration amounting to more than £60,000 in either year.

Key management personnel, consisting of the Board of Trustees, received no remuneration in the year (2023 - the same).

12. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits *(2024 - £NIL)*.

During the year ended 31 December 2025, operational expenses totalling £NIL were reimbursed or paid directly to Trustee *(2024 - £NIL)*.

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13. Fixed asset investments

	Investments in subsidiary companies £	Listed investments £	Total £
Cost or valuation			
At 1 January 2025	**5**	**226,820**	**226,825**
Revaluations	**-**	**37,809**	**37,809**
At 31 December 2025	**5**	**264,629**	**264,634**
Net book value			
At 31 December 2025	**5**	**264,629**	**264,634**
At 31 December 2024	*5*	*226,820*	*226,825*

Principal subsidiaries

The following was a subsidiary undertaking of the Charity:

Name	Company number	Registered office or principal place of business	Class of shares	Holding
St Peter's Eaton Square Trading Limited	07196311	119 Eaton Square, London, SW1W 9AL	Ordinary	100%

The financial results of the subsidiary for the year were:

Name	Income £	Expenditure £	Profit/(Loss) / Surplus/ (Deficit) for the year £	Net assets £
St Peter's Eaton Square Trading Limited	**189,125**	**(8,792)**	**180,333**	**36,110**

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14. Debtors

	2025 £	*2024* *£*
Due within one year		
Trade debtors	**72,433**	*54,405*
Other debtors	**-**	*(5,037)*
Prepayments and accrued income	**62,268**	*59,778*
	134,701	*109,146*

15. Creditors: Amounts falling due within one year

	2025 £	*2024* *£*
Trade creditors	**89,723**	*62,322*
Other creditors	**32,222**	*35,858*
Accruals and deferred income	**63,104**	*63,462*
	185,049	*161,642*

	2025 £	*2024* *£*
Deferred income at 1 January 2025	**56,327**	*52,575*
Resources deferred during the year	**57,534**	*56,327*
Amounts released from previous periods	**(56,327)**	*(52,575)*
	57,534	*56,327*

Deferred income relates to rental income received in advance of the rental period and is deferred at the year end.

16. Financial instruments

	2025 £	*2024* *£*
Financial assets		
Financial assets measured at fair value through income and expenditure	**367,989**	*211,011*

Financial assets measured at fair value through income and expenditure comprise cash at bank and in hand.

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17. Statement of funds

Statement of funds - current year

	Balance at 1 January 2025 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2025 £
Unrestricted funds					
General Fund	**295,878**	**633,989**	**(543,864)**	**35,764**	**421,767**
Endowment funds					
Burial Ground Trust Fund	**40,463**	**-**	**-**	**-**	**40,463**
Restricted funds					
Access Ramp Appeal	**23,368**	**-**	**-**	**-**	**23,368**
Lent Boxes	**272**	**-**	**-**	**-**	**272**
National Heritage Fund	**2,480**	**-**	**-**	**-**	**2,480**
Church Gifts and Donations	**13,994**	**201**	**(201)**	**-**	**13,994**
Christmas Charities Fund	**4,645**	**2,479**	**(2,479)**	**-**	**4,645**
Pimlico St Peter Trust	**286**	**25,000**	**(25,000)**	**-**	**286**
Railings Fund	**6,000**	**-**	**(6,000)**	**-**	**-**
Portico Fund	**-**	**75,000**	**-**	**-**	**75,000**
	51,045	**102,680**	**(33,680)**	**-**	**120,045**
Total of funds	**387,386**	**736,669**	**(577,544)**	**35,764**	**582,275**

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17. Statement of funds (continued)

The restricted funds comprise of the following:

The Christ Church, Westminster Fund arose from the sale of the burial ground of Christ Church, Westminster and the income can be applied for the upkeep of St Peter's Church.

The Access Ramp Appeal Fund can be applied for the construction of an access ramp to the church.

The Church gifts and donations amount of £201 was fund raised during the year, with money granted out to charity.

The Christmas Charities Fund arises from collections held in the Church at the end of the year which are to be donated to certain nominated charities.

The Pimlico St Peter Trust gave a grant of £25,000 in the year towards the cost of refurbishing the assistant priest's flat.

The Tillyer and Chidwick Trust donated £6,000 in 2024 towards the cost of new brass railings within the church; the work was undertaken during 2025.

The Portico Fund can be applied to the building work necessary for the restoration of the west end of the church.

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17. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2024 £	*Income* £	*Expenditure* £	*Transfers in/out* £	*Gains/ (Losses)* £	*Balance at 31 December 2024* £
Unrestricted funds						
General Fund	*219,945*	*548,068*	*(462,899)*	*(18,643)*	*9,407*	*295,878*
Endowment funds						
Burial Ground Trust Fund	*40,463*	-	-	-	-	*40,463*
Restricted funds						
Access Ramp Appeal	*4,725*	-	-	*18,643*	-	*23,368*
Lent Boxes	*272*	-	-	-	-	*272*
National Heritage Fund	*2,480*	-	-	-	-	*2,480*
Church Gifts and Donations	*14,243*	*123*	*(372)*	-	-	*13,994*
Christmas Charities Fund	*4,645*	*3,412*	*(3,412)*	-	-	*4,645*
Pimlico St Peter Trust	*286*	*25,000*	*(25,000)*	-	-	*286*
Railings Fund	-	*6,000*	-	-	-	*6,000*
	26,651	*34,535*	*(28,784)*	*18,643*	-	*51,045*
Total of funds	*287,059*	*582,603*	*(491,683)*	-	*9,407*	*387,386*

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18. Summary of funds

Summary of funds - current year

	Balance at 1 January 2025 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2025 £
General funds	**295,878**	**633,989**	**(543,864)**	**35,764**	**421,767**
Endowment funds	**40,463**	**-**	**-**	**-**	**40,463**
Restricted funds	**51,045**	**102,680**	**(33,680)**	**-**	**120,045**
	387,386	**736,669**	**(577,544)**	**35,764**	**582,275**

Summary of funds - prior year

	Balance at 1 January 2024 £	*Income £*	*Expenditure £*	*Transfers in/out £*	*Gains/ (Losses) £*	*Balance at 31 December 2024 £*
General funds	*219,945*	*548,068*	*(462,899)*	*(18,643)*	*9,407*	*295,878*
Endowment funds	*40,463*	*-*	*-*	*-*	*-*	*40,463*
Restricted funds	*26,651*	*34,535*	*(28,784)*	*18,643*	*-*	*51,045*
	287,059	*582,603*	*(491,683)*	*-*	*9,407*	*387,386*

19. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Restricted funds 2025 £	Endowment funds 2025 £	Total funds 2025 £
Fixed asset investments	264,634	-	-	**264,634**
Current assets	342,182	120,045	40,463	**502,690**
Creditors due within one year	(185,049)	-	-	**(185,049)**
Total	421,767	120,045	40,463	**582,275**

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20. Operating lease commitments

At 31 December 2025 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2025	2024
	£	£
Not later than 1 year	**4,056**	*4,056*
Later than 1 year and not later than 5 years	**11,154**	*15,210*
	15,210	*19,266*

21. Related party transactions

Jane Franses (previously James Gourlay), a Member of the charity, was also a Trustee of the St Andrew's Church Hall Trust, which made grants to the charity in the year of £26,500 (2024 - £27,924).

During the year the charity's trading subsidiary (St Peter's Eaton Square Trading Limited) made distributions to the charity totalling £173,091 (2024 - £139,811). At the year end, the trading company owed £Nil (2024 - £NIL) to the PCC.

Total donations received in the year from Trustees amounted to £13,610 (2024 - £13,763).