The Parochial Church Council of the Ecclesiastical Parish of St James

West Streatham Southwark

Charity No. 1133859

Annual Report and Accounts

Year Ended 31st December 2025

Incumbent:

Revd. Rob. Powell

Bank:

Barclays Bank Plc

Wimbledon Business Centre

8 Alexandra Road

Wimbledon

London SW19 7JZ

CAF Bank Ltd

25 Kings Hill Avenue

Kings Hill

West Malling

Kent ME19 4JQ

Independent Examiner:

Leroy Reid & Co

Chartered and Certified Accountants

299 Northborough Road

Norbury

London SW16 4TR

Location:

The Church is located at the corner of

Mitcham Lane and Welham Road

Streatham

London SW 16 6NT

Our Mission

At

St. James.

All of Life for Christ

Empowering

ordinary people to live extraordinary lives

by

Enabling

people to come to know Jesus as Saviour

and

Equipping

people to live for Jesus as Lord

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Trustees Annual Report (Parochial Church Council)
for the year ended 31st December 2025

The Trustees present their annual report and accounts for the year ended 31st December 2025

The Parochial Church Council of the Ecclesiastical Parish of St James West Streatham Southwark is a registered Charity No. 1133859

Objectives:
St. James' 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 Hall complex located in Welham Road and the Curate's house at 171 Mitcham Lane, Streatham.

Parochial Church Council Members:
Trustees (Members of the PCC) are elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules including co-opted and ex-officio members.

Ex Officio:

Revd. Rob Powell	Team Rector	Chairman Resigned June 2025
Kirk Douglas	Churchwarden	
Nick Burt	Churchwarden Diocesan Synod 2024-2027	
Glynis Wilkinson	Deanery Synod 2023-2026	
Mary Scarlett	Deanery Synod 2023-2026	
Yvonne Mason	Deanery Synod 2023 - 2026	
Alan Burrows	Deanery Synod 2023-2026	

Elected Members:

Sarah Veal	May 2023 – May 2026	Secretary
Elizabeth Gibbons	May 2023 - Resigned 2025	
Ailie Neill	May 2023 – Resigned 2025	
Heather Howard	May 2024 – May 2027	
David Kafuko	May 2024 - May 2027	
Kevin Everden	May 2024 – May 2027	
Adam Seymour-Davies	May 2025 - May 2028	
Rocky Deans	May 2025 - May2028	Lay Chair
Keren Pybus	May 2025 – May 2028	
Richard Griffiths	May 2025 – May 2028	

Co-Opted Members

Karen Jolly	Treasurer & Electoral Roll Officer
John Farebrother	CPLM

PCC Meetings:
The PCC held 7 meetings during the year. The average attendance was 67.71% (previously 65.96%).

Committees:
The PCC operates through several task groups, which have met between full meetings of the PCC, to whom they are responsible and to whom they report.

Trustee (PCC Members) Report for the year ending 31st December 2025 (continued)

Church Attendance:
The Church Electoral Roll records 123 (previously 169) persons as members of the Church, 113 of whom are not resident within the parish.
The average Sunday attendance counted during October was 101

Review of the year:
The various activity groups will highlight their activities during the year by giving reports at the APCM.
The activities of the parish insofar as they impinge upon the Statement of Financial Activities have been as follows:

1. The parish's contribution to the central fund of the Diocese of Southwark (the Parish Support Fund) remains the principal item of expenditure at £89,300 for 2025 (£86,300 - 2024) and has been paid in full.

2. Voluntary contributions from members of the congregation remain the principal source of income.
   Income from donations for unrestricted purposes including claimed Gift Aid amounted to £128,905 (£138,378 - 2024). An Advent Thanksgiving gift day was held with a commitment that the first £3,000 of donations would be donated to the New Testament Church of God – Hurricane Melissa Appeal. Total donations received were £23,331 including associated Gift Aid (£26,829 – 2024).
   The PCC continues to encourage the congregation to give to the Church in a regular and committed way using one of the stewardship schemes. Tax efficient regular giving to the General Fund amounted to £72,131 (£74,617 - 2024) and with other Gift Aided donations, £18,828 (£20,191 - 2024) was claimed in Gift Aid for unrestricted purposes.
   Other donations of £1,269 (£153 – 2024) included restricted donations for various areas of the Church's ministry. The PCC's commitment to supporting all aspects of mission resulted in £40,409 (£37,234 – 2024) being granted to several causes including support for the Furzedown Youth Centre by the donation of the £22,100 for rent and utility bills. A tithe on income from giving of £11,300 (£10,600 – 2024) was split equally between two Mission partners receiving a share with "Furzedown Youth Centre" receiving 1/3, and "Crosslinks" receiving 2/3 in support of Alun and Debbie Burt's ministry in South Africa.
   Total income amounted to £219,927 (£231,682 - 2024) of which £3,000 was restricted (£3,153 – 2024). Total expenditure amounted to £221,571 (£222,560 - 2024) of which £3,000 was expenditure on restricted items (£3,342 – 2024).
   The generosity of the people of St. James continues to be a source of both encouragement and humility. It is encouraging that we have been able to welcome new faces into the congregation. It is hoped that newcomers will soon become full and active members of our Electoral Roll.

3. The churches of the Furzedown Team Ministry (St. James, St Alban's and St. Pauls) continue to work closely together and with Mitcham Lane Baptist Church, sharing a vision of mission in

the community, especially in the area of ministry to young people both through Sunday groups and through the work of the Furzedown Youth Centre.

4. The Church continues its commitment to children and young peoples' ministry. A full-time Youth Outreach worker is jointly employed with our partner churches. Little Fishes continues to be, for many, a first introduction to church life and is currently oversubscribed. Get Set and Adventurers continue to engage with children of Primary school age during the week.

5. The Church continues its commitment to the Furzedown Youth Centre and, in partnership, work to improve the facilities of both the upper and lower halls continues to be the goal of the Community Centre Management Committee. The Church views FYC as a major resource for the young people in the surrounding community.

6. During the year the Church continued to consider the use of its buildings and possible developments that might be undertaken to further the mission of the Church in the future. A small working group under the Building for the Kingdom Project has been working on developing proposals and has fed back to the PCC and church members for further input during the year.

Financial Review

The parish's financial position has seen a negative net income of -£1,644 which is a loss on 2024's net of income of £9,124.

The PCC continues to work with the Finance Working Group which was formed with the purpose of investigating ways to generate income and reduce expenditure and continuing its discussions with the Diocese for advice.

Reserves Policy

The PCC is committed to increasing this reserve by a transfer of £3,000 from the General Fund each year when surplus funds are available.

The balance on the General Reserves at the end of the year was £49,855, a decrease of £1,644 from the start of the year. This is lower than the agreed policy of holding reserves equal to three months' unrestricted expenditure – circa £54,643 at December 2025. Meanwhile designated funds of £11,689 are also available and could be undesignated by the PCC if required.

Public Benefit Statement

The PCC has considered the Charity Commission's guidance on public benefit. They try to enable all people to live out their faith as part of our parish community through worship and prayer; learning about the Gospel; developing their knowledge and trust in Jesus; provision for pastoral care for people living in the parish; serving those in need; and missionary and outreach work.

Reporting Accountants

Messrs Leroy Reid & Co. Have indicated their willingness to serve as the examiners and a resolution re-appointing them will be proposed at the annual general meeting.

Signed:

Lay Chair

Date: 23/7/26

Secretary

Date: Sarah Veal 23/07/26

Statement of PCC Members' Responsibilities.

The law requires PCC members to prepare financial statements for each financial year which give a true and fair view of the Parochial Church Council of St James' West Streatham financial activities during the year and of its financial position at the end of the year.

In preparing financial statements we are required to:

1. Select suitable accounting policies and apply them consistently.

2. Make judgements and estimates that are reasonable and prudent.

3. State whether applicable accounting standards and statements of recommended practices have been followed, subject to any departures disclosed and explained in the financial statements.

4. Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Parochial Church Council of St. James' will continue in operation.

The members are responsible for keeping accounting records, for safeguarding the assets of the organisation and for taking reasonable steps for the prevention and detection of fraud and other irregularities should they exist.

By order of the Board

Kirk Douglas
Lay Chair K W I Douglas

Date: 23/7/26

Independent Examiner's Report
To the PCC of St. James' West Streatham

We report on the accounts of the PCC for the year ended 31st December 2025, which are set out on pages 6 to 12.

Respective responsibilities of trustees and examiner
As the charity's trustees you are responsible for the preparation of the accounts. You also consider that the audit requirement of section 144(2) of the Charities Act 2011 (the 2011 Act) does not apply and that an independent examination is needed.
Having satisfied ourselves that the charity is not subject to an audit and is eligible for independent examination, it is our responsibility to:

(i) examine the accounts under section 145 of the 2011 Act
(ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
(iii) to state whether particular matters have come to our attention.

Basis of Independent Examiner's report
Our examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's statement
In connection with our examination, no matter has come to our attention:
(1) which gives us reasonable cause to believe that in any material respect the requirements
. to keep accounting records in accordance with section 130 of the 2011 Act: and
. to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and those contained in the Church Accounting Regulations 1997
have not been met.

(2) to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Leroy Reid & Co 28/9/2026

Leroy Reid & Co.
Chartered Certified Accountants & Registered Auditors
299 Northborough Road,
Norbury,
London, SW16 4TR.

Date:

St. James West Streatham

Statement of Financial Activities

For the year ended 31 December 2025

	Note	Unrestricted £	Restricted £	Endowment £	Total £	2024 £
Income and endowments from:						
Donations and legacies	2	125,905	3,000	-	128,905	141,531
Charitable activities	3	56,751	-	-	56,751	56,816
Other trading activities	4	2,371	-	-	2,371	2,406
Investments	5	31,793	-	-	31,793	30,751
Other	6	107	-	-	107	178
Total		**216,927**	**3,000**	**-**	**219,927**	**231,682**
Expenditure on charitable activities:						
Church activities	7	143,254	-	-	143,254	140,876
Salaries and support costs	8	32,333	-	-	32,333	40,720
Management and admininstration	9	5,575	-	-	5,575	3,730
Mission giving and charitable donations	10	37,409	3,000	-	40,409	37,234
Total		**218,571**	**3,000**	**-**	**221,571**	**222,560**
Net income/(expenditure)		**(1,644)**	**-**	**-**	**(1,664)**	**9,124**
Transfers between funds		-	-	-	-	-
Net movement in funds		**(1,644)**	**-**	**-**	**(1,644)**	**9,124**
Reconciliation of funds:						
Total funds brought forward		**51,499**	**8,995**	**100,613**	**161,106**	**151,984**
Total funds carried forward		**49,855**	**8,995**	**100,613**	**159,463**	**161,106**

St. James West Streatham

Balance Sheet

As at 31 December 2025

	Note	2025	2024
Fixed assets			
Curates House 171 Mitcham Lane	15	100,613	100,613
		100,613	**100,613**
Current assets			
Cash at bank and in hand		62,829	60,049
Sundry debtors		11,321	10,861
Prepayments		754	2,468
		74,904	**73,378**
Liabilities			
Accrual Independent Examination		1,200	1,200
Creditor HMRC PAYE & NI		325	137
Other sundry creditors and accruals		9,998	5,415
Diocese Loan (5 years)		4,533	6,133
		16,055	**12,885**
Net current assets		**58,849**	**60,493**
Net assets		**159,463**	**161,106**
Represented by:			
Unrestricted funds	11	38,165	43,567
Designated funds	12	11,690	7,931
Restricted funds	13	8,995	8,995
Endowment funds	14	100,613	100,613
		159,463	**161,106**

Signed:

Kirk Douglas: Lay Chair

Alan Burrows: Treasurer

St. James West Streatham

Notes to the Financial Statements
Year ended 31st December 2025

1. Accounting Policies

a) Basis of preparation of accounts

The financial statements have been prepared under Church Accounting Regulations 2006 in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The Charity is a public benefit entity for the purposes of FRS 102 and therefore the Charity has also prepared its financial statements in accordance with the 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 (The FRS 102 Charities SORP) and the Charities Act 2011.

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the trustees have considered the charity's forecasts and projections and have taken account of pressures on donations and rental income. After making enquiries the trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity group therefore continues to adopt the going concern basis in preparing its financial statements.

b) Fund Accounting

Unrestricted funds are available for use at the discretion of the PCC in furtherance of the general objectives of the church.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

c) Income

All income is included in the statement of financial activities when there is entitlement to the income, the receipt is probably, and the amount can be measured reliably.

Legacies are recognised following probate and once there is sufficient evidence that receipt is probable, and the amount of the legacy receivable can be measured reliability. Where entitlement to a legacy exit but there is uncertainty as to its receipt or the amount receivable, details are disclosed as a contingent asset until the criteria for income recognition are met.

d) Expenditure

Liabilities are 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. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable activities comprise those costs incurred by the church in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

e) Critical accounting estimates and areas of judgement

In the view of the trustees in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2025

Analysis of income and expenditure

	Note	Un-restricted	Restricted	Total 2025	Un-restricted	Restricted	Total 2024
Income and endowments from:		£	£	£	£	£	£
Donations and legacies	2						
Regular tax efficient giving		72,131	-	72,131	74,617	-	74,617
Other regular giving		5,827	-	5,827	8,800	-	8,800
Offertory plate collections		7,519	-	7,519	10,941	-	10,941
Gift Day donations		20,331	3,000	23,331	23,829	3,000	26,829
Other grants and donations		1,269	-	1,269	-	153	153
Legacies		-	-	-	-	-	-
Gift Aid		18,828	-	18,828	20,191	-	20,191
		125,905	3,000	128,905	138,378	3,153	141,531
Charitable activities	3						
Wedding and funeral fees		983	-	983	343	-	343
Children's Ministry receipts		2,939	-	2,939	2,586	-	2,586
Letting FYC		22,100	-	22,100	23,634	-	23,634
Letting other		25,469	-	25,469	26,197	-	26,197
Sundry activities receipts		5,260	-	5,260	4,057	-	4,057
		56,751	-	56,751	56,816	-	56,816
Other trading activities	4						
Fundraising events income		766	-	766	-	-	-
Trading income		113	-	113	133	-	133
Well coffee sales		1,492	-	1,492	2,273	-	2,273
		2,371	-	2,371	2,406	-	2,406
Investments	5						
Bank and investment interest		461	-	461	678	-	678
Rental income: 171 Mitcham Lane		31,332	-	31,332	30,073	-	30,073
		31,793	-	31,793	30,751	-	30,751
Other	6						
Sundry income		107	-	107	178	-	178
Cost reimbursements		-	-	-	-	-	-
		107	-	107	178	-	178
Total		**216,927**	**3,000**	**219,927**	**228,529**	**3,153**	**231,682**

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2025
Analysis of income and expenditure

	Note	Un-restricted	Restricted	Total 2025	Un-restricted	Restricted	Total 2024
		£	£	£	£	£	£
Expenditure on charitable activities:							
Church activities	7						
Parish Support Fund contribution		89,300	-	89,300	86,300	-	86,300
Activities and Catering		2,918	-	2,918	2,807	-	2,807
Ministry support		87	-	87	392	-	392
Upkeep of services		8,319	-	8,319	10,100	-	10,100
Church and Hall utilities		14,737	-	14,737	18,359	-	18,359
Church and Hall insurance		9,703	-	9,703	9,317	-	9,317
Church maintenance, repairs, equipment		7,491	-	7,491	13,437	5,045	-
Church Project & Electrical Works		-	-	-	1,626	-	-
Hall maintenance and repairs		1,249	-	1,249	2,033	342	2,375
171 Mitcham Lane maintenance & refurbishment		6,721	-	6,721	3,564	-	3,564
Children's and Youth Ministry		1,718	-	1,718	1,535	-	1,535
Costs of sales (Bible notes etc)		266	-	266	195	-	195
Music, audio, video		-	-	-	31	-	31
Fees paid to Diocese		446	-	446	158	-	158
Farewell gifts		299	-	299	698	-	698
		143,254	-	143,254	140,534	342	140,876
Salaries and support costs	8						
Staff salaries and support costs		32,333	-	32,333	40,720	-	40,720
Employers National Insurance		-	-	-	-	-	-
		32,333	-	32,333	40,720	-	40,720
Management and administration	9						
Office consumables & admin. costs		3,428	-	3,428	1,330	-	1,330
Telephone and broadband		334	-	334	444	-	444
Staff advertising		-	-	-	40	-	40
Bank & Card charges		613	-	613	716	-	716
Independent Examination costs		1,200	-	1,200	1,200	-	1,200
		5,575	-	5,575	3,730	-	3,730
Mission & other charitable giving	10						
Mission agencies		4,009	3,000	7,009	-	3,000	3,000
FYC support		22,100	-	22,100	23,634	-	23,634
Tithe on regular giving`		11,300	-	11,300	10,600	-	10,600
Other charitable giving		-	-	-	-	-	-
		37,409	3,000	40,409	34,234	3,000	37,234
Total		**218,571**	**3,000**	**221,571**	**219,218**	**3,342**	**222,560**

St. James Church, West Streatham

Notes to the Financial Statements
Year ended 31 December 2025
Statement of Funds

Fund	Note	Balance 01.01.25	Income	Expenditure	Transfers	Balance 31.12.25
		£	£	£	£	£
Unrestricted - General Fund	**11**	**43,567**	**164,649**	**203,736**	**33,684**	**38,165**
Designated Fund						
Building		**956**	-	-	-	**956**
Children's Ministry		**-**	2,939	2,102	(837)	**-**
Pastoral Care		**623**	-	-	-	**623**
Sibley		**-**	-	-	-	**-**
Audio & Video		**6**	-	-	-	**6**
Friendship Circle		**4,705**	801	705	-	**4,802**
Hall Trading		**-**	23,034	10,517	(12,516)	**-**
BB - Company Fund		**165**	-	-	-	**165**
Team		**-**	-	-	-	**-**
Kingsley Family		**-**	-	-	-	**-**
Events - Special Events		**1,475**	5,173	1,511	-	**5,137**
Advent gift day		**-**	20,331	-	(20,331)	**-**
Designated funds total	**12**	**7,930**	**52,278**	**14,835**	**(33,684)**	**11,689**
Unrestricted & Designated Funds total		**51,497**	**216,927**	**218,571**	**(-)**	**49,854**
Restricted Funds						
Crosslinks A Burt		**-**	-	-	-	**-**
Hall Redevelopment		**1,221**	-	-	-	**1,221**
Church Redevelopment		**-**	-	-	-	**-**
Electrical Works		**-**	-	-	-	**-**
Benevolent Fund		**-**	-	-	-	**-**
Gift Day Tithe		**-**	3,000	3,000	-	**-**
Prayer Facilities Development		**3,577**	-	-	-	**3,577**
Legacy		**-**	-	-	-	**-**
Youth Centre		**153**	-	-	-	**153**
Youth Evangelism		**4,044**	-	-	-	**4,044**
Church Day (2019)		**-**	-	-	-	**-**
Ashburnham Support		**-**	-	-	-	**-**
Sound		**-**	-	-	-	**-**
Syrian Family		**-**	-	-	-	**-**
Restricted funds total	**13**	**8,995**	**3,000**	**3,000**	**-**	**8,995**
Endowment Fund						
171 Mitcham Lane	14	**100,613**	-	-	-	**100,613**
Total funds of the Church		**161,106**	**219,927**	**221,571**	**(-)**	**159,463**

Notes to the Financial Statements
Year ended 31 December 2025

15. Fixed Assets

Curates House 171

Freehold land and buildings comprise the curate's house located at 171 Mitcham Lane. The property is held in trust for the PCC by a Southwark Diocesan trust.

The gross book value (£100,613) is based on the value estimated by the PCC as at 1st January 1992 for insurance purposes (the current value for insurance purposes is £237,369). No depreciation is provided.

All other assets are written off in the year of purchase.

16. Trustees benefits and transactions

No payments or benefit has been made to any member of the PCC or persons closely connected with such members, by St James or any closely related organisation except reimbursement of expenses incurred by the Rector and other members of the PCC.

17. Employees

The PCC employed three part time members of staff during the year. Wages paid during the year were £32,333 (2024 £40,720). The pay for all part time staff is determined by reference to the London Living Wage.

18. Contingent liabilities and capital commitments

There were no contingent liabilities or capital commitments at 31 December 2025.