The Parish of Friern Barnet
(St. John and St James)

Annual Report

and

Financial Statements

Of the Parochial Church Council

For the year ended 31 December 2025

Parish Office:
St John's Parish Centre
Friern Barnet Road
London
N11 3BS

Incumbent:
Reverend Dagmar Wilkinson
The Rectory
147 Friern Barnet Lane
London
N20 0NP

Bankers:
CAF Bank Ltd
25 King's Hill
West Malling,
Kent
ME19 4JQ

Independent Examiner:
Roger Seaton

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The Parish of Friern Barnet (St John and St James) Annual Report of the Parochial Church Council for the year ended 31 December 2025

St John the Evangelist Church is situated on Friern Barnet Road and St James' Church is situated on Friern Barnet Lane. The Parish is part of the Diocese of London within the Church of England. The correspondence address for both churches is St John's Parish Centre, Friern Barnet Road, London, N11 3BS.

The Parochial Church Council ("the PCC") is a charity registered with the Charity Commission under the registration number 1133984.

The financial statements are prepared in accordance with the policies set out in Note 1.

PCC members who have served from January 2025 until the date this report was approved are:

Incumbent & PCC Chair	Reverend Dagmar Wilkinson
Wardens:	Fiona Cochrane Alison Springett
Deputy Warden:	John Kuti
PCC Secretary:	Carol Levy
Representative on the Deanery Synod:	Anthony Kuti Joyce Brand
Elected members:	Joyce Brand Helen Bull Elvin Formosa Kevin Gujadhur (from May 2025) Barry Hall Frances Jones Anthony Kuti Carol Levy (from May 2025) Anna Woolf (from May 2025)
Co-opted members:	John Kuti
Parish Safeguarding Officers:	Susannah Hickman (Vulnerable Adults) Rebecca Collins (Children and Young People)

The 2025 Annual Parochial Church Meeting (APCM) was held on 18th May 2025.

Objectives and activities

The Parochial Church Council (PCC) is the body which, with the incumbent, steers the life of the church and its mission, witness and service in the Parish. It supports the incumbent, and the Churchwardens in promoting the Church of England in the Parish of Friern Barnet and in a wider field the whole mission of the Church, pastoral, evangelic, social and ecumenical. It is a charitable trust, and the PCC members are charitable trustees. All provisions of charity law apply to their corporate responsibilities, financial management and decision making.

It also has the responsibility for overseeing the maintenance of the Church buildings of St James in Friern Barnet Lane – which since 2009 has been licenced for occupation by the Greek Orthodox Community of St Katherine, Barnet – and for the proper stewardship of the financial and other resources of the Church.

The Annual Report, in addition to presenting the annual accounts to the wider Parish provides an opportunity for the PCC and Wardens to report on the way they have discharged their responsibilities to the Charity Commission, the Church of England and to the parishioners.

Mindful of their responsibilities and obligations members of the PCC and Wardens completed Safeguarding training and regularly update and expand their policy documents covering finance, safeguarding, recruitment and the use of the church and Parish Centre premises.

St John's has been a member of the Inclusive Church Network since 2023.

1. Ministry and Worship

During 2025 79 services were held in St John's – 60 Eucharist services (said, sung, solemn and all age), 5 services for our local church school and 14 special services/occasional offices, including funerals and memorial services.

Rev. Dagmar continued to invest time establishing connections with parishioners, while exploring ways in which St John's Church can become more inclusive and embracing of the wider Friern Barnet Community.

Live streaming of the 10am Sunday service has continued.

Elvin Formosa, our Sacristan, leads and encourages our young and enthusiastic team of servers to regularly assist at our Sunday worship.

At the beginning of June 2025 St John's welcomed the Bishop of Edmonton, Dr Anderson Jeremiah to officiate at a confirmation service for 9 young people and 3 adults.

2. The Year in Brief

A complete renewal of the Parish Electoral Roll took place prior to the APCM in 2025 and parishioners were asked to complete new application forms. The new roll was presented at the APCM with a total of 79 parishioners on 18th May 2025.

Attendance at the weekly Sunday services remained constant during 2025 – with an average of 76 people attending church in person on a usual Sunday (57 over 16yrs and 19 under 16yrs). Junior Church was held regularly twice each month, and a monthly All Age Eucharist (AAE) was held, usually on the last Sunday of the month. The number of children attending

Junior Church has increased significantly over the course of the year as did attendance at the AAE where we have a band led by 5 of our older children.

Two of the All Age Parish Worship services were held as the Service of the Word following CofE guidelines, one of which took place before the Summer Fete at the local Church School. On both occasions a BCP Eucharist was held earlier in the morning.

The weekly Lent discussion course was titled Living in Hope and focused on what God is doing to bring hope to the world, helping to give us courage to face reality, and to pursue a hopeful future.

At their meeting in July, as part of their discussions to settle the amount of the PCC's Common Fund Commitment, the PCC felt unable to increase its contribution to the Parish Common Fund. The forthcoming significant expenditure on the Church Roof and the need to complete electrical upgrades meant that the Parish finances would be severely stretched in 2026. With regret it therefore resolved to reduce its contribution to £30,000.

There were a number of social gatherings alongside the usual liturgical festivities including a popular Easter Egg Hunt in the church after the Easter Morning Eucharist, generously sponsored by Woodhouse Estates, a late summer Garden Party at the Rectory, a celebration of church music with hymns singing in the summer as well as Beer and Carols in the run up to Christmas. Individuals were encouraged to hold their own fund-raising events to boost Parish Finances.

St John's continued to support the St Paul's New Southgate Food bank, with collections held throughout the year. Sadly, this project has now folded.

On a less positive note, the monthly Drop in Café in St John's on Saturday mornings was abandoned due to lack of interest.

St John's School held a Christingle Service in the Church and the Crib Service on Christmas Eve proved very popular with a much increased attendance by both children and adults. Once again flyers outlining the Christmas Services at St John's were posted to houses in the roads and streets adjacent to the church.

Music and Choir

Music remains an important part of the worship at St John's and the choir continues to play a crucial role in supporting the services. Our Music Director, Mrs Vivienne Bellos MBE, has taken the choir from strength to strength. In addition to running a Come and Sing Messiah in March and a Come and Sing Fauré's Requiem in October, she has started a Community Choir which meets monthly to rehearse in the Parish Centre after the AAE Service.

Our organ scholar, Matthew Philpot, started with us in the Autumn and has proved to be a great asset. Supported by funding from The Friern Barnet Educational Trust, he accompanies the weekly Choir practice and the Community Choir, as well as the Youth Band. Dr Kelvin Thomson and Damon Ying continue to play as regular organists each month.

The Youth Band is now a joyous regular feature of our monthly AAE Services.

Community and Outreach

The Parish Centre Halls continue to be used by various community groups and provide a welcome boost to our income. The various groups which meet there provide us with an opportunity to engage with the wider community of Friern Barnet. During term time a lively Parish Playgroup meets in the Parish Centre once a week as well as a local Youth Group on a Friday evening. The Golden Circle Senior Centre Ltd meets during the day on Mondays and we continue to run a twice monthly parish Lunch Club.

We need greater engagement by members of our church community with the wider local community to create a more meaningful connection and build God's local mission.

The Parish Centre is also hired by the council as a Polling Station during local and General Elections.

St John's School

We retain a close relationship with St John's primary school. Rev. Dagmar is pivotal in leading the connection. She leads weekly assemblies in school and occasional services in church each term. Additionally, she supports the girls football team. We are conscious that the connection can be improved. Frances Jones reads with the children each week, but it would be better if more church members found ways to engage and build connections with the school. Many of our Junior Church members attend St John's and this year Rev. Dagmar held confirmation classes at the school. We are also delighted that children from Years 3 and 6 regularly help at both the Parish Playgroup and the Lunch Club and we hope to find other ways to encourage a greater participation in church life.

Church Building & Parish Centre

Significant works were undertaken at St John's Church during the year. Two substantial holes appeared on the north east side roof and the roundel. One hole was caused by storm damage and consequently covered by our insurance, while the other reflected the building's age, and was not. We applied for a Faculty to facilitate urgent repairs, bespoke scaffolding was erected in September, and completion achieved by December. However, it is evident that replacement of the failing nave roof will be necessary in 2026.

Routine maintenance covered the following activities:

• Gardening throughout the church grounds over the course of the year.

• Biannual organ blower and humidifier inspections.

• Annual fire extinguisher inspection.

• Maintenance and inspection of the parish centre alarm system.

• Cleaning of windows and gutters at the parish centre.

• Tuning of both piano and organ.

General repairs at the Parish Centre included plumbing work and lighting improvements. Further upgrades and redecorating are planned for 2026 to support its role as a key source of income and community hub for our outreach projects.

Heating at St John's remained a challenge. One boiler ceased functioning in 2024, followed by failure of the second in spring 2025. The radiators were drained and flushed in an effort to resolve the issue, but major repairs to both boilers proved necessary to restore adequate heating for the autumn and winter.

A revised electrical safety report identified the need for multiple upgrades and replacements. Most tasks were completed by the year end, with remaining works scheduled as a priority for 2026. It is anticipated that these can be largely financed by the existing balance of the grant/loan from the London Diocesan Fund awarded in 2023.

We acknowledge the progress made in 2025 but recognise the significant work which will need to be carried out in 2026.

3. Financial Review

As in previous years the Parish Accounts and Financial Statements have been produced on a Receipts and Payments basis (R&P).

We continue to look for a Treasurer to replace Andy Beal who, despite having moved to Kent in December 2020, remains our Treasurer. His work on the Parish accounts throughout the year and especially pulling together the Annual Financial Statements is much appreciated. It is unreasonable for us to continue to rely upon his good will and we urgently need to find a local replacement.

Planned giving, collections at services and donations in 2025 were slightly lower than in 2024, down by about 5%. But once again we were blessed with a couple of generous bequests from the wills of three parishioners.

The Parish Centre continued to provide a steady income, and the rental income from the newly refurbished 2 Hatley Close and the letting of St James' Church provided our major source of income.

After our £80,000 payment of the Parish Share, which is paid to the Diocese to fund clergy stipends, training, salaries and administration, the works on the church roof and repairs to the boilers were the main areas of expenditure. The first tranche of bills for the roof works amounting to £37,200 were partly covered by an insurance payout of just over £18,000. Funds previously held in a restricted fund for the development of the North side area in front of the church were redesignated by the PCC to cover most of the balance and the boiler repairs amounted to just over £10,500 (ex VAT). The bill for the balance of the roof repairs (£42,000 ex VAT) was presented in January 2026 so will appear in next year's accounts.

Aside from the roof and boiler repairs, general maintenance and the day-to-day upkeep costs of St John's were kept fairly static.

Office costs were increased following the appointment of a part time, much needed Parish Administrator.

The recast 2025 Budget predicted a very significant deficit, but owing to the fact that a significant portion of bill for the roof repairs will appear in the 2026 budget, we ended the year with an unexpected surplus of just over £9,000.

Looking ahead to the ongoing roof works, 2026 will be a challenging year for us financially speaking. We will be actively completing Grant Applications to help us fund the significant repairs to both the Church and Parish Centre which are needed.

4. Reserves Policy

Throughout the year, the Parochial Church Council (PCC) continued to face cash flow challenges which affected its ability to uphold its reserves policy. The PCC aims to maintain a balance of approximately £35,000 in unrestricted funds, representing roughly three months of operating costs. These difficulties have once again tested the PCC's capacity to sustain the desired level of reserves.

Despite these financial pressures, the PCC remained committed to its policy of setting aside funds for the ongoing maintenance of Parish properties. The most notable area of expenditure during the year was at St John's Church, where substantial works were undertaken on the roof, boilers, and electrical systems, reflecting the PCC's determination to address essential maintenance needs.

The Rector's Discretionary Fund saw limited use throughout the year, and consequently, no additional funds were required to top up this reserve.

Parish funds are kept with CAF Bank, both in a current account (CAF Cash) and a linked deposit account (CAF Gold). Additional monies are placed on deposit with CCLA in the CBF Church of England Deposit Fund and CBF Income Shares, ensuring a balanced approach to reserves management.

5. Structure, Governance and Management

The method of appointment of PCC members is set out in the Church Representation Rules. All Church attendees are encouraged to register on the Electoral Roll and where appropriate to stand for election to the PCC at the APCM. The PCC normally meets once every two months with the Standing Committee meeting between PCC meetings to conduct essential business as and when necessary.

<u>Parish Teams and Administration</u>

During the Autumn, six distinct Teams were established with the aim of encouraging greater involvement from members of the congregation in supporting essential aspects of Parish life. Each Team has been given a specific area of responsibility to help ensure the smooth running and ongoing development of the Parish and we want members of the church to join and actively participate in a Team.

- The Buildings Team is now responsible for the stewardship and maintenance of all church buildings, ensuring that they remain safe, functional, and welcoming for all.
- The Fund Raising and Social Team provides support and promotes the social life within the Parish, while also initiating fund raising activities that contribute to Parish projects.
- The Green/Sustainability Team is exploring ways for St John's to progress towards the Church of England's ambitious net zero carbon challenge, considering practical steps and initiatives that can make a meaningful difference.
- The Children and Young People Team focuses on activities and support for the younger members of the congregation, helping foster their engagement with Parish life.
- The Safeguarding Team has been formed to ensure that appropriate measures and practices are in place to protect children and vulnerable adults within the Parish community.

- The Communications Team is tasked with managing and improving the sharing of information within the Parish and wider community, assisting with effective communication and outreach.

In addition to the work of these Teams, Helen Edwards continues to oversee the day-to-day management of the Parish Centre. Her responsibilities include maintaining the Centre, managing its upkeep, and handling arrangements for external hires, thereby ensuring its continued contribution to Parish life.

Furthermore, the Parish was pleased to welcome Selina Wood as the new Parish Administrator in the Autumn. Selina works the equivalent of one day per week, assisting the Rector and Wardens in keeping up to date with paperwork and administration. Her appointment is a valuable support for the effective running of Parish operations.

Governance

The PCC is governed by two pieces of Church of England legislation:

- The Parochial Church Councils (Powers) Measure 1956 as amended ("the 1956 Measure"); and
- The Parish Governance Model Rules (Part 9) contained in the Church Representation and Ministers Measure 2019, Church Representation Rules 2025.

Safeguarding

The PCC confirms that it has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults).

Public Benefit

The Trustees (PCC members) confirm that in accordance with Section 17 of the Charities Act 2011, they have referred to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning their future activities.

Approved by the PCC at a meeting on 5th May 2026

and signed on its behalf by Reverend Dagmar Wilkinson

Rector 

INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF THE PAROCHIAL CHURCH COUNCIL OF FRIERN BARNET (ST JOHN AND ST JAMES)

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 charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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

Independent examiner's statement

I have completed my examination. I confirm that no material 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 Act; or
2. the accounts do not accord with those records

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.

Roger J Seaton FCA
23 Greenhill Park, Barnet, Herts EN5 1HQ

5th May 2026

Parochial Church Council of Friern Barnet
Receipts & Payments Accounts 2025

			Notes	Unrestricted General Fund 2025	Unrestricted Designated Funds 2025	Unrestricted Funds 2025	Restricted Funds 2025	Total 2025	Total 2024
RECEIPTS									
Voluntary Receipts	Planned Giving	Bank		30,279		30,279		30,279	33,314
		Card Reader		773		773		773	153
		Gift Aid		7,573		7,573		7,573	7,753
	Collections at Services			2,496		2,496		2,496	2,407
	All Other Giving		4a	16,420		16,420	341	16,762	15,206
		Gift Aid		2,800		2,800		2,800	2,929
	Bequests				19,517	19,517		19,517	21,000
	Grants						40	40	2,287
Activities for Generating Funds	Choir Robes fundraising			0		0	676	676	400
	St John's Roof & Drains		4c	0		0	6,314	6,314	5,934
								0	0
Investment Income	CAF Gold			1,387		1,387		1,387	1,113
	CBF			4,255		4,255		4,255	4,356
Church Activities	Fees			1,031		1,031		1,031	701
	Church Lettings			1,117		1,117		1,117	2,311
	Parish Centre			15,655		15,655	0	15,655	22,952
	GOC			46,520		46,520		46,520	33,790
	Clergy Property			27,541	0	27,541		27,541	8,000
	Other		4b	3,551		3,551	0	3,551	3,198
	Insurance claims			18,045		18,045		18,045	2,900
	Diocesan Fees						573	573	750
TOTAL RECEIPTS				**179,445**	**19,517**	**198,962**	**7,944**	**206,906**	**171,454**
PAYMENTS									
Church Activities	Common Fund			80,000		80,000		80,000	83,600
	Rectors Expenses			4,003		4,003		4,003	3,988
	Curates Expenses			0		0	210	210	0
	St James Upkeep & Running			0		0	0	0	0
	St John's		4d	20,421	0	20,421	0	20,421	20,466
	St John's Roof & Major Repairs			0	18,728	18,728	25,863	44,592	0
	Mission			0	83	83		83	264
	Charities		4e			0	341	341	217
	Music & Sacristy		4f	10,564		10,564	332	10,896	9,858
	Parish Office			4,678		4,678		4,678	3,168
	Rectory maintenance				19	19		19	384
	Clergy Property			333	0	333		333	37,847
	Parish Centre			10,148	0	10,148		10,148	9,840
	Other		4g	3,419		3,419		3,419	2,587
	Insurance claims			18,045		18,045		18,045	0
	Diocesan Fees						521	521	1,381
TOTAL PAYMENTS				**151,610**	**18,830**	**170,440**	**27,268**	**197,708**	**173,599**
EXCESS OF RECEIPTS OVER PAYMENTS				**27,835**	**687**	28,522	**(19,323)**	**9,198**	**(2,145)**
Cash at Bank and In Hand at 1 Jan				31,424	38,988	70,413	35,033	105,446	107,591
Cash at Bank and In Hand at 31 Dec				59,259	39,675	98,934	15,710	114,644	105,446

Parochial Church Council of Friern Barnet
Statement of Assets and Liabilities 2025

	Note	Unrestricted Funds 2025	Restricted Funds 2025	TOTAL 2025		TOTAL 2024
Cash Funds						
CAF Bank (CAF Cash+CAF Gold)		49,915	10,000	59,915		55,224
Barclays Bank		2,256	0	2,256		2,004
CBF of Church if England		46,763	5,710	52,473		48,218
		98,934	15,710	114,644		105,446
Other Monetary Assets						
Cash in Safe		0	0	0		433
Gift Aid Recoverable Oct-Dec25 (O-D 2025)		0	0	0		2,200
		0	0	0		2,633
Investment Assets						
Investment Fund Shares - current value		71,003	0	71,003		73,959
(Hilda Heil Unrestricted Designated Fund)						
Other Assets						
Clergy Property (valued Mar 2016)		675,000	0	675,000		675,000
		675,000	0	675,000		675,000
Total Assets		844,937	15,710	860,647		857,039
Liabilities						
Loan from LDF		12,129		12,129		12,129
Charities			0	0		125
Diocesan Fees		52		52		0
Visiting Clergy		184		184		0
Insurance window work		2,900		2,900		2,900
Organists		575		575		600
		15,840	0	15,840		15,754
NET ASSETS		829,097	15,710	844,807		841,285

Notes:

1. The financial statements have been prepared in accordance with the Church Accounting Regulations 2006 using receipts and payments basis.

2. The LDF agreed to make an interest free loan of £20,000 on 13 June 2023 to assist with the roof repairs and other remedial work. £12,129 of the loan had been drawn down during 2023 and the balance had to be drawn down by 31 July 2024. Repayments should have commenced in August 2024, to be made over a period of up to 25 months but an extension of the loan repayments has been given.

3. Related party transactions

The PCC members are considered the key management personnel of the church. No remuneration was paid directly to key management personnel, although the church contributes to the diocesan fund and the incumbent, who has overall responsibility for promoting the whole mission of the church, is remunerated directly by the Diocese.

Income from donations includes £12,680 (2024 £11,685) received from PCC members.

4. Any minor summation errors in the tables in this report are due to all the numbers having been rounded to the nearest pound with zero decimal places

3. Movement in Funds - General, Designated and Restricted Funds

Movements in Funds during the year were:

	2025 movements				
	Bal b/fwd	Receipts	Payments	Transfers	Bal c/fwd
	£	£	£		
3a Unrestricted Funds					
3a(i) General Fund	31,424	179,445	151,610		59,259
3a(ii) Designated Funds					
Fabric	5,670	0	3,804		1,866
Miss Hilda Heil Fund	94,390	(2,957)	0		91,433
Rectory Redecoration	2,901	0	19		2,882
Bequest	8,107	19,517	14,924		12,699
Discretionary Fund	1,200	0	83		1,117
Clergy House	681	0	0		681
Total Designated Funds	112,948	16,560	18,830		110,678
Total Unrestricted Funds	144,372	196,005	170,440		169,937
3b Restricted Funds					
Scrivens Bequest	451	0	210		241
Holiday @ Home	609	0	0		609
St. John's N side project	17,501	0	0	(17,501)	0
Fundraising - Roof, Electrics	10,183	6,314	25,863	17,501	8,134
Cedric Blaker Fund	2,387	0	0		2,387
Organ Scholar Scheme	1,200	40	192		1,048
Choir Robes	400	676	140		936
Windows	1,521	0	0		1,521
Charities	381	341	341		381
Diocesan Fees	400	573	521		452
Total Restricted Funds	35,033	7,944	27,268	0	15,710
TOTAL FUNDS	**179,405**	**203,949**	**197,708**	**0**	**185,647**

4. Further Analysis of Receipts & Payments

		Unrestricted Funds 2025	Restricted Funds 2025	TOTAL 2025		TOTAL 2024
Receipts						
a)	**All Other Giving**					
	Charities		341	341		187
	Sundry Donations	16,420		16,420		15,019
		16,420	341	16,762		15,206
b)	**Church Activites - Other**					
	Coffee	648		648		591
	Lunch Club	2,488		2,488		1,918
	General	415		415		689
		3,551	-	3,551		3,198
c)	**Sr John's Roof & Drains etc**					
	Donations / Fundraising / VAT refund		6,314			5,934
	Loan / Grant from LDF		-			
			6,314	6,314		5,934
d)	**Payments - St John's**					
	insurance	6,618		6,618		6,170
	gas	4,900		4,900		6,546
	electric	2,752		2,752		2,994
	water	808		808		471
	servicing	1,122		1,122		1,152
	general repairs	3,148		3,148		1,994
	garden	1,075		1,075		1,140
	Sub Total	20,421		20,421		20,466
	From Funds					
	Fundraising: Roof, Drains	-	25,863	25,863		-
	St John's Total	20,421		46,284		20,466
e)	**Payments - Charities**					
	General Charities		341	341		217
			341	341		217
f)	**Payments - Music & Sacristy**					
	Music	9,684		9,684		7,975
	Sacristy	880		880		796
		10,564		10,564		8,771
g)	**Payments - Other**					
	Lunch Club	1,691		1,691		1,927
	General	1,728		1,728		660
		3,419	-	3,419		2,587