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CHRIST CHURCH
COCKFOSTERS

**Christ Church Cockfosters**
*Registered Charity No.: 1134144*

# Annual Report
and
# Financial Statements
of the
# Parochial Church Council

For the year ended 31 December 2025

Christ Church Cockfosters, 1b Chalk Lane, Cockfosters, EN4 9JQ
020 3137 5711
www.cockfosters.church

**Banks:**

*Barclays Bank PLC*
Whetstone and Finchley Group
1250 High Road
Whetstone
London
N20 0PB

*CAF Bank Ltd*
PO Box 289
West Malling
ME19 4TA

**Auditors:**

*Leaman Mattei*
Suite 1, First Floor
1 Duchess St
London W1W 6AN

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# 2025 Annual Report
# for the Parochial Church Council of Christ Church Cockfosters

The members of the PCC present their annual report and financial statements of the PCC for the year ended 31 December 2025. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 together with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Statement of Recommended Practice, Accounting and Reporting by Charities [SORP (FRS 102)].

## AIM & PURPOSES

Christ Church PCC has the responsibility of co-operating with the Incumbent, Revd Jon Tuckwell, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. Informal liaison arrangements exist with the Conventional District of St Paul's, Hadley Wood, which forms part of the parish but has its own minister and Church Council and also with Grace Church Highlands which is a Charitable Incorporated Organisation.

## STRUCTURE, GOVERNANCE & MANAGEMENT

The Parochial Church Council is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure.

Members of the PCC are either ex-officio, co-opted or elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules. Three members are elected each year for a three-year term of office. At the first meeting of the new PCC an induction session takes place when membership, responsibilities and functions of the PCC are explained.

Since the last APCM the following served as members of the PCC:

**Ex-officio:**

Rev'd Chris Edwards
Rev'd Jon Tuckwell (Chair)
Rev'd Jonathan Armstrong
Rev'd Matthew Lanstone

**Churchwardens:**

Nicki Hooke
Clare Osborne (Lay Vice Chair)
James Quinby (Assistant warden)

**Elected:**

Seun Adekunbi (until APCM 2026)
Tinsae Bekure Gobana (until APCM 2026)
Steve Walsh (resigned in APCM 2025)
Natalie Wardrop-Day (resigned in APCM 2025)
Adetokunboh Adebiyi (until APCM 2027, Treasurer)
Rebecca Slevin (until APCM 2027)
Susan Quy (until APCM 2027)

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Mitesh Poojari (until APCM 2028)
Mark Ratcliff (until APCM 2028)
Erica Ward (until APCM 2028)
Vava Tsioupra (co-opted until APCM 2026)

**Deanery Synod:**

Tom Inman (until APCM 2026)
Chitra Robson (until APCM 2026)
James Quinby (until APCM 2026)
Ranjit Thambyrajah (until APCM 2026)
Raman Bedi (until APCM 2026)

**In attendance:**

Jessica Percival (Clerk)
Claire Hammer

The PCC members are, with the Vicar, responsible for making decisions on matters of general concern and importance to the Parish including deciding on how the funds of the PCC are to be spent.

## COMMITTEES / ACTION GROUPS

The PCC operates through a number of Action Groups which meet between full meetings of the PCC:

- The Finance & Standing Committee has consisted of Vicar, Churchwardens, Treasurer, Associate Vicars, and a representative elected by PCC. It is the only committee required by canon law. It has the power to transact the business of the PCC between its meeting, subject to any directions given by the Council.
- Additionally, the following non-statutory groups met during the year (reports available separately):
    - Fabric Group;
    - Mission Action Group.

## SAFEGUARDING

The PCC has complied with its Safeguarding responsibilities under section 5 of the Safeguarding and Clergy Discipline Measure 2016. The PCC acknowledges that it must pay 'due regard' to safeguarding guidance issued by the House of Bishops (including both policy and practice guidance). The Church Safeguarding Officer was Mr Richard DOMINY; and the Deputy Church Safeguarding Officer and Children's and Vulnerable Persons' Champion was Mrs Beccy RATCLIFF during 2025. Safeguarding was a standing item on the PCC agenda throughout the year.

## CHURCH ATTENDANCE

It was reported at the 2025 APCM that the number on the Christ Church Electoral Roll was 221. This has increased slightly to 230 reflecting new attendance alongside those who have moved away or graduated to glory.
Average combined attendance across all our services during 2025 was 393 (up from 371)
Average weekly online viewings during 2025 were 330 (up from 250)
Easter Sunday attendance was 500 (down from 539)
Christmas Eve and Christmas Day combined attendance was 716 (up from 670)

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## REVIEW OF THE YEAR

As you look back over a year, there are always standout moments. Some moments stand out because of the joy, whilst others because of the deep sorrow.

As I have reflected on the past 12 months in church life, there is one moment which shines the brightest. As we came to the end of our summer series in Psalm 27, we looked together at the closing verses:

> I remain confident of this:
> I will see the goodness of the Lord
> in the land of the living.
> Wait for the Lord;
> be strong and take heart
> and wait for the Lord.
>
> (Psalm 27v13-14)



Our wonderful Craft Team had provided each one of us with a heart shaped Post-It Note on which we could write our pains and struggles followed by the words 'Wait for the Lord'.

Tears rolled down my cheeks as we walked to the front of church and stuck our notes on a giant heart. Each Post-It Note represented a great pain or fear in people's lives. Some pains which are known to others – but many which are carried alone. However, following each pain or fear were words capturing the bold declaration of Christian faith – 'Wait for the Lord'. One note simply read "Cancer – Wait for the Lord."

That moment captures the very essence of church – broken people, united by a steadfast hope, and bringing our burdens to the God of all hope. It's a moment full of sorrow but also of deep joy.

And we've lived those joys and sorrows this past year. We have said 'au-revoir' to some dearly loved members of the church family as they ascended to be with their saviour: Margaret Bathgate, Chris Bird, Gillian Watkinson, Ron Sheppard, and Dilu Thambyrajah. Alongside this we have had the joy of baptising people into the church family and conducting more weddings at Christ Church than we've had in many a year – including four young couples from within our church family. The joys and sorrows of church life are always closely intwined.

For me personally it has been the hardest of my 14 years of ordained ministry as some of the pains and sorrows have felt overwhelming at times. And yet the Lord continues to send the encouragements he knows we need to press on in hope. Seeing over 20 attending the Equip Course on Hebrews, over 40 coming along to The Bible Course, over 1,300 attending our four Candlelit Carol services, and 6 from our church family publicly declaring their faith at the recent Confirmation Service – the Lord is abundantly kind. At one service before Christmas Tom Inman asked us to speak with our neighbour about what the best thing about Christmas is. The young man I had the joy of speaking with simply said "Well, my answer is different to last year. Last year I would have said food and presents, but now I know Jesus!"

This is the work the Lord has been doing amongst us for the past year. We don't yet know if and how a church plant will take place this summer. We haven't yet raised all the funds or got all the permissions to begin the building project. And we know the year ahead will hold further sorrows alongside the joys. But we can approach the year ahead with this one simple confidence:

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I remain confident of this:
I will see the goodness of the Lord
in the land of the living.
Wait for the Lord;
be strong and take heart
and wait for the Lord.

(Psalm 27v13-14)

**Jon Tuckwell**

**Vicar**

## FINANCE

Recognising the financial pressures of recent years, the PCC set a budget for 2025 which included a balance of cost control measures alongside a planned use of reserves. This reflected continued pressure on expenditure and, whilst blessed by the generosity of the church family, our recent experience of giving not keeping pace with inflation.

In 2025, total income was £608,439 (prior year £650,872). The reduction compared to the previous year was primarily driven by lower levels of giving and Gift Aid, partially offset by stable income from trading activities and other sources. However it should be noted that the income figure included a one-off legacy of £100,000 therefore donations and associated gift aid have been affected accordingly.

Total expenditure for the year was £705,624 (prior year £616,231). The increase reflects continued investment in ministry and mission, alongside inflationary pressures, particularly in staffing and premises costs.

As a result, the church recorded a deficit of £97,185 for the year. This was managed through a combination of reserves and loan funding, with £180,875 received from Christ Church Trust during the year to support cash flow and ongoing ministry activities.

Cash balances at 31st December 2025 were £250,697, reflecting both the underlying deficit for the year and the impact of the loan funding received.

The PCC remains deeply grateful for the generosity of the church family and recognises the importance of wise stewardship. The trustees continue to review income and expenditure carefully, with a view to strengthening the church's financial position and ensuring that resources are aligned with the church's mission and priorities.

## RISK MANAGEMENT

During the year we continued a process of identifying the major risks that impact on the work of Christ Church. An analysis of the existing procedures and controls in place to deal with the risks will be continually reviewed by the PCC. Action to manage the risks will be implemented as necessary.

The Church's Safeguarding Policy is regularly kept up to date. Richard DOMINY is our Safeguarding Officer and maintains our safeguarding practices. See separate report on Safeguarding. All those working with

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children, young people and vulnerable adults are safely recruited. DBS checks are in place for all eligible ministry leaders and team members, with any new appointments supervised until checks are received. All those who require safeguarding training have been identified and informed of the level appropriate to their role. Many have completed their training, and others have been asked to do so at the earliest opportunity. The Church Safeguarding Officer will continue to monitor training completion and report to the PCC, following up as necessary to ensure diocesan requirements are met.

## RESERVES POLICY

It is the policy of the church to hold in reserves the equivalent of two months' general running costs and an additional month's salary costs. The PCC considers that our present reserves are sufficient to meet these requirements.

## MEMBERS' RESPONSIBILITIES IN RELATION TO FINANCIAL STATEMENTS

The members of the PCC are responsible for preparing a PCC annual report and 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 and Wales requires the PCC members to prepare financial statements for each year which give a true and fair view of the state of affairs of the PCC and of the incoming resources and application of resources, of the PCC for that period. In preparing the financial statements, the members are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards 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 PCC will continue in business.

The members are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the PCC and enable them to ensure that the financial statements comply with the Church Accounting Regulations 2006 and Part VIII of the Charities Act 2011. They are also responsible for safeguarding the assets of the PCC and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the PCC members on Thursday 2nd April 2026 and signed on their behalf by:

Jon Tuckwell

**Revd Jon Tuckwell**
**Chair**

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**Trent Parochial Church Council**

**Christ Church Cockfosters**

**Financial Statements - Year to 31 December 2025**

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# CHRIST CHURCH COCKFOSTERS
## Statement of Financial Activities
## for year ended 31st December 2025

| | Unrestricted | Restricted | Total | Prior Year |
|---|---|---|---|---|
| **Income** | | | | |
| Donations & Legacies | 459,625 | 35,708 | 495,332 | 553,577 |
| Charitable Activities | 20,381 | 0 | 20,381 | 17,211 |
| Other Trading Activities | 74,156 | 0 | 74,156 | 67,668 |
| Investments | 1,953 | 0 | 1,953 | 2,848 |
| Other Income | 16,617 | 0 | 16,617 | 9,569 |
| Total income | 572,732 | 35,708 | 608,439 | 650,872 |
| **Expenditure** | | | | |
| Charitable Activities | 628,316 | 41,993 | 670,310 | 578,398 |
| Other | 35,315 | 0 | 35,315 | 37,833 |
| Total expenditure | 663,631 | 41,993 | 705,624 | 616,231 |
| Net Income / Expenditure (before transfers) | -90,899 | -6,286 | -97,185 | 34,641 |
| Fund Transfers In | 1,680 | 30,239 | 31,919 | 44,387 |
| Fund Transfers Out | 31,919 | 0 | 31,919 | 44,387 |
| Net Income / Expenditure (before Asset Revaluation) | -121,138 | 23,953 | -97,185 | 34,641 |
| Asset Revaluation | 23,701 | 106,911 | 130,612 | 142,757 |
| Net Movement of Funds | -97,437 | 130,864 | 33,427 | 177,398 |
| Total Funds Brought Forward | 950,773 | 4,117,158 | 5,067,930 | 4,890,532 |
| Total Funds Carried Forward | 853,335 | 4,248,021 | 5,101,357 | 5,067,930 |
| **Represented By** | | | | |
| General (Unrestricted) | -56,070 | 0 | -56,070 | 155,097 |
| Buildings Fund (Designated) | -4,567 | 0 | -4,567 | 5,404 |
| Ministry Trainees (Restricted) | 0 | 0 | 0 | 0 |
| Mission Fund (Restricted) | 0 | 0 | 0 | 0 |
| Support Fund (Restricted) | 0 | 3,838 | 3,838 | 5,769 |
| Property Fund (Restricted) | 0 | 4,218,300 | 4,218,300 | 4,111,389 |
| 1&2 Chalk Lane Fund (Designated) | 813,730 | 0 | 813,730 | 790,029 |
| Specific Support (Designated) | 243 | 0 | 243 | 243 |
| Weekend Away 2026 (Restricted) | 0 | 23,459 | 23,459 | 0 |
| Future Church (Restricted) | 0 | 2,425 | 2,425 | 0 |
| Legacies (Unrestricted) | 100,000 | 0 | 100,000 | 0 |

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## CHRIST CHURCH COCKFOSTERS
## Statement of Financial Position
## At 31st December 2025

| | Unrestricted | Restricted | Total | Prior Year |
|---|---|---|---|---|
| Fixed Assets | | | | |
| Tangible Fixed Assets | 813,730 | 4,218,300 | 5,032,030 | 4,901,418 |
| Total | 813,730 | 4,218,300 | 5,032,030 | 4,901,418 |
| Current Assets | | | | |
| Debtors | 20,834 | 9,473 | 30,307 | 27,896 |
| Cash at bank and in hand | 227,805 | 22,892 | 250,697 | 175,066 |
| Total | 248,639 | 32,365 | 281,004 | 202,962 |
| Creditors: amounts falling due within one year | | | | |
| Creditors | 28,159 | 2,643 | 30,802 | 36,450 |
| Total | 28,159 | 2,643 | 30,802 | 36,450 |
| Creditors: amounts falling due after more than one year | | | | |
| Long Term Loan / Mortgage | 180,875 | 0 | 180,875 | 0 |
| Total | 180,875 | 0 | 180,875 | 0 |
| Total Net Assets (Assets Minus Liabilities) | 853,335 | 4,248,021 | 5,101,357 | 5,067,930 |
| ***Represented By*** | | | | |
| Unrestricted | | | | |
| Unrestricted | 43,930 | 0 | 43,930 | 155,097 |
| Designated | 809,405 | 0 | 809,405 | 795,676 |
| Restricted | 0 | 4,248,021 | 4,248,021 | 4,117,158 |
| Total Charity Funds | 853,335 | 4,248,021 | 5,101,357 | 5,067,930 |

## Signature

These accounts have been approved by the trustees, and are signed on their behalf by:

Name: Revd Jon Tuckwell

Signature 

Date: 2 April 2026

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# CHRIST CHURCH COCKFOSTERS
## Statement of Cash Flows
## for year ended 31st December 2025

| | Total | Prior Year |
|---|---|---|
| **Cash Flow from Operating Activities** | | |
| Net Surplus (deficit) | 33,427 | 177,398 |
| ***Adjustments For:*** | | |
| Fixed Asset Depreciation | 0 | 0 |
| Less Investment Gains | 0 | 0 |
| Accounts Receivable Decrease | 5,608 | 52,289 |
| Prepayments Decrease | -8,019 | -2,753 |
| Accounts Payable Increase | -6,978 | 5,166 |
| Deferred Income Increase | 1,330 | 1,559 |
| Less Interest Received | -1,953 | -2,848 |
| Less Sale of Assets | 0 | 0 |
| Less Asset Revaluation | -130,612 | -142,757 |
| Loan Interest Paid | 0 | 0 |
| NET Cash Flow from Operating Activities | -107,197 | 88,055 |
| **Cash Flow from Investing Activities** | | |
| Interest Received | 1,953 | 2,848 |
| Sales of Assets | 0 | 0 |
| Less Purchase of Assets | 0 | 0 |
| Return of Investments | 0 | 0 |
| Less Money Invested | 0 | 0 |
| NET Cash Flow from Investing Activities | 1,953 | 2,848 |
| **Cash Flow from Financing Activities** | | |
| Loans Received | 180,875 | 0 |
| Less Loan Repayments | 0 | 0 |
| Less Loan Interest Paid | 0 | 0 |
| NET Cash Flow from Financing Activities | 180,875 | 0 |
| Increase (decrease) in Cash | 75,631 | 90,902 |
| Cash at start of period | 175,066 | 84,164 |
| Cash at end of period | 250,697 | 175,066 |
| ***Represented By:*** | | |
| General (Unrestricted) | 99,320 | 163,364 |
| Buildings Fund (Designated) | 26,119 | 5,404 |
| Ministry Trainees (Restricted) | 0 | 0 |
| Mission Fund (Restricted) | -67 | -115 |
| Support Fund (Restricted) | 5,231 | 5,769 |
| Property Fund (Restricted) | 0 | 0 |
| 1&2 Chalk Lane Fund (Designated) | 0 | 0 |
| Specific Support (Designated) | 2,367 | 645 |
| Weekend Away 2026 (Restricted) | 15,645 | 0 |
| Future Church (Restricted) | 2,084 | 0 |
| Legacies (Unrestricted) | 100,000 | 0 |
| TOTAL Represented By | 250,697 | 175,066 |

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## 1. Accounting Policies

### Basis of Preparation

The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounts Regulations 2006 governing the individual accounts of PCCs, and with the Regulations "true and fair view" provisions, together with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) as the applicable accounting standards and the Statement of Recommended Practice Accounting and Reporting by Charities [SORP (FRS 102)]

The PCC is a public benefit entity within the meaning of FRS 102

The members of the PCC have considered all available information about the future and will ensure that the Church has adequate resources available to finance its activities and other obligations during the course of the next twelve months and, therefore, no material uncertainties have been identified by the members that may cast any significant doubt about the ability of the Church to continue as a going concern.

### Going Concern

The members of the PCC have considered all available information about the future and will ensure that the Church has adequate resources available to finance its activities and other obligations during the course of the next twelve months and, therefore, no material uncertainties have been identified by the members that may cast any significant doubt about the ability of the Church to continue as a going concern.

### Key Risks & Uncertainties

The charity is exposed to various risks, including operational, financial and reputational risks. The trustees review the charity's activities regularly to identify significant risks and, where possible, they take appropriate measures to mitigate those risks.

### Fund Accounting

**Unrestricted income funds** comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects.

**Unrestricted funds** include designated funds where the trustees, at their discretion, have set aside resources for a specific purpose.

**Restricted funds** are funds which are to be used in accordance with specific restrictions imposed by the donor or the term of specific appeal.

Further explanation of the nature and purpose of each fund is included in the notes to the accounts.

**Restricted** - Christ Church House Fund - Comprises the insurance value of Christ Church House which is regarded as being funded originally by specific gifts of a restrictive nature.

**Unrestricted but designated** - 1 & 2 Chalk Lane Fund - comprises the insurance value of 1 & 2 Chalk Lane. They were funded by a mortgage which was repaid out of unrestricted funds.

The financial statements have been prepared under the historical cost convention except for the valuation of investments and properties which are shown at fair value and insurance value respectively.

### Incoming Resources

All incoming resources are recognised once the charity has entitlement to the resources, it is probable that the resources will be received, and the monetary value of incoming resources can be measured with sufficient reliability.

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All voluntary income from members of the charity is recognised as donations and are included in full, with associated Gift Aid receivable in the Statement of Financial Activities.

Grants where entitlement is not conditional on the delivery of specific performance by the charity are recognised when the charity becomes unconditionally entitled to the grant.

Income resources from charitable trading activities such as the letting of the building are accounted for when invoices are drawn up (as at the point of entitlement).

Donated services and facilities are included at the value to the charity where this can be quantified.

Gifts in Kind are accounted for at a reasonable estimate of their value to the charity or the amount actually realised.

Volunteer time, the value of voluntary support for the work of the charity, is not included in the accounts but is described in the Trustees Annual Report.

Investment Income is included in the accounts when receivable

Collections *are recognised when received*

Amounts receivable under gift aid are recognised only when received.

Income tax recoverable on gift aid donations is recognised when the income is recognised.

Grants and legacies to the PCC are recognised only when received.

Share giving is recognised at the market value when the shares are transferred.

**Resources Expended**

Expenditure is recognised on an accrual basis as a liability is incurred. Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out the resources and the amount of the obligation can be measured with reasonable certainty.

**Governance Costs**

Governance costs include costs associated with the audit of the financial statements, compliance with constitutional and statutory requirements and any other expenditure incurred on the strategic management of the charity. Governance costs are shown within ‘Analysis of Expenditure’ note.

**Liability Recognition**

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

**Tangible Fixed Assets**

**Consecrated land and buildings and movable church furnishings**.

Consecrated and beneficed property is excluded from the accounts by S.10(2)(a) and (c) of the Charities Act 2011.

No value is placed on movable church furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditures incurred during the year on consecrated or beneficed buildings and movable church furnishings, whether maintenance or improvement, is written off when incurred.

**Other land, buildings, fittings and equipment**

Other land, buildings, fittings and equipment are regarded as inalienable property held on special trust on behalf of the PCC. The freehold of Church House and the leaseholds of 1 and 2 Chalk Lane are shown in the balance sheet at their value for insurance purposes. The surplus arising on revaluation each year, arising from the index-linking of insurance policies, is added to the relevant funds. No depreciation has been provided due to their very long lives

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and high residual values. The fixtures and fittings are shown by way of note with no value being incorporated in the financial statements. Any expenditure on maintenance or repairs is written off when incurred.

**Fixed Asset Investments**

Investments are valued at market value as at 31 December 2025.

**Current Assets**

Amounts owing to the PCC at 31 December 2025 in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove un-collectable.

**Pensions**

The charity operates a defined contribution pension scheme. Contributions are charged to the statement of Financial Activities as they become payable in accordance with the rules of the scheme.

**Operating Leases**

Rental charges payable under operating leases are charged on a straight-line basis over the terms of the lease.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Judgements and Key Sources of Estimation**

The trustees do not consider that there are any material sources of estimation or uncertainty at the balance sheet date that could result in a material adjustment to the carrying values of assets and liabilities in the next reporting period.

In preparing financial statements certain judgements, estimates and assumptions have to be made that affect the amounts recognised in the financial statements. The trustees consider the following to be significant:

The annual depreciation charge for property, plant and equipment is sensitive to changes in the estimates for useful economic life and residual value. These estimates are reassessed annually and, when necessary, adjusted to reflect current circumstances.

The constructive obligation for grants payable is based on an assessment of the likely duration of the supported activity. This estimate is re-assessed annually, and the obligation is adjusted to reflect current expectations.

**Concessionary Loans**

The charity initially recognises and measures concessionary loans at the amount received or receivable. The carrying amount is adjusted in subsequent years to reflect repayments and any accrued interest.

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## 2. Analysis of Income

### Current Year

| | Unrestricted | Restricted | Total |
|---|---|---|---|
| **Donations & Legacies** | | | |
| Donations | 397,609 | 29,179 | 426,788 |
| Gift Aid | 62,015 | 6,529 | 68,544 |
| | **459,625** | **35,708** | **495,332** |
| **Charitable Activities** | | | |
| Event Income | 20,381 | 0 | 20,381 |
| | **20,381** | **0** | **20,381** |
| **Other Trading Activities** | | | |
| Cafe | 58,339 | 0 | 58,339 |
| Rental Income | 15,817 | 0 | 15,817 |
| Sales | 0 | 0 | 0 |
| | **74,156** | **0** | **74,156** |
| **Investments** | | | |
| Bank Interest | 1,953 | 0 | 1,953 |
| | **1,953** | **0** | **1,953** |
| **Other Income** | | | |
| Other Income | 16,617 | 0 | 16,617 |
| | **16,617** | **0** | **16,617** |
| Total income | 572,732 | 35,708 | 608,439 |

### Prior Year

| | Unrestricted | Restricted | Total |
|---|---|---|---|
| **Donations & Legacies** | | | |
| Donations | 451,787 | 3,635 | 455,422 |
| Gift Aid | 97,903 | 252 | 98,155 |
| | **549,690** | **3,887** | **553,577** |
| **Charitable Activities** | | | |
| Event Income | 17,211 | 0 | 17,211 |
| | **17,211** | **0** | **17,211** |
| **Other Trading Activities** | | | |
| Cafe | 53,230 | 0 | 53,230 |
| Rental Income | 14,438 | 0 | 14,438 |
| Sales | 0 | 0 | 0 |
| | **67,668** | **0** | **67,668** |
| **Investments** | | | |
| Bank Interest | 2,848 | 0 | 2,848 |
| | **2,848** | **0** | **2,848** |
| **Other Income** | | | |
| Other Income | 9,569 | 0 | 9,569 |
| | **9,569** | **0** | **9,569** |
| Total income | 646,985 | 3,887 | 650,872 |

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## 3. Analysis of Expenditure

Current Year

| | Unrestricted | Restricted | Total |
|---|---|---|---|
| **Charitable Activities** | | | |
| Activities | 31,413 | 0 | 31,413 |
| Admin | 15,124 | 0 | 15,124 |
| Advertising | 0 | 0 | 0 |
| Bank Charges | 0 | 0 | 0 |
| Gifts Given including Mission Partnerships | 4,710 | 41,993 | 46,703 |
| Governance Costs | 7,800 | 0 | 7,800 |
| Other Expenditure | 127,877 | 0 | 127,877 |
| Premises | 167,762 | 0 | 167,762 |
| Staff Costs | 273,631 | 0 | 273,631 |
| | **628,316** | **41,993** | **670,310** |
| **Other** | | | |
| Trading Costs - Cafe (excl staffing) | 35,315 | 0 | 35,315 |
| | **35,315** | **0** | **35,315** |
| Total expenditure | 663,631 | 41,993 | 705,624 |

Prior Year

| | Unrestricted | Restricted | Total |
|---|---|---|---|
| **Charitable Activities** | | | |
| Activities | 29,951 | 0 | 29,951 |
| Admin | 12,319 | 0 | 12,319 |
| Advertising | 0 | 0 | 0 |
| Bank Charges | 0 | 0 | 0 |
| Gifts Given including Mission Partnerships | 4,178 | 47,590 | 51,768 |
| Governance Costs | 6,900 | 0 | 6,900 |
| Other Expenditure | 94,106 | 8,300 | 102,406 |
| Premises | 109,392 | 0 | 109,392 |
| Staff Costs | 265,661 | 0 | 265,661 |
| | **522,508** | **55,890** | **578,398** |
| **Other** | | | |
| Trading Costs - Cafe (excl staffing) | 37,833 | 0 | 37,833 |
| | **37,833** | **0** | **37,833** |
| Total expenditure | 560,342 | 55,890 | 616,231 |

The increase in "Other Expenditure" primarily relates to higher Common Fund (Parish Share) contributions. The increase in "Premises" expenditure relates to higher levels of maintenance costs for Christ Church House and the residential properties, and initial costs for the Building Fund, offset by reductions in rental costs repaid to Christ Church Trust.

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## 4. Analysis of Net Assets Between Funds

Current Year

| | Unrestricted | Restricted | Total |
|---|---|---|---|
| Fixed Assets | 813,730 | 4,218,300 | 5,032,030 |
| Current Assets | 248,639 | 32,365 | 281,004 |
| Creditors: amounts falling due within one year | 28,159 | 2,643 | 30,802 |
| Creditors: amounts falling due after more than one year | 180,875 | 0 | 180,875 |
| Total Net Assets (Assets Minus Liabilities) | 853,335 | 4,248,021 | 5,101,357 |

Prior Year

| | Unrestricted | Restricted | Total |
|---|---|---|---|
| Fixed Assets | 790,029 | 4,111,389 | 4,901,418 |
| Current Assets | 197,194 | 5,769 | 202,962 |
| Creditors: amounts falling due within one year | 36,450 | 0 | 36,450 |
| Creditors: amounts falling due after more than one year | 0 | 0 | 0 |
| Total Net Assets (Assets Minus Liabilities) | 950,773 | 4,117,158 | 5,067,930 |

## 5. Volunteers

The charity benefits greatly from the voluntary contributions of time and money. Please refer to the trustees' report for further detail about volunteer contributions in the organisation.

## 6. Auditors' Remuneration

The auditor's remuneration constituted an audit fee of £7,800 (2024: £6,900).

## 7. Staff Costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

| | 2025<br>£ | 2024<br>£ |
|---|---|---|
| Gross wages and salaries | 199,868 | 204,978 |
| Social security costs | 11,410 | 12,167 |
| Pension fund | 6,195 | 6,395 |
| | 217,473 | 223,540 |

The average number of employees during the year was 9 (2024:9).

No employees received salaries at a rate of more than £60,000 per annum.

## 8. Key Management Personnel

The Parish considers Jon Tuckwell (Chairman) as its key management personnel, and he had no employment benefits including employer pension contributions.

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## 9. Trustee Remuneration

Vava Tsioupra was paid as a full time Operations Manager and Tom Inman as a full time Children and Families' Minister during 2025. Nicki Hooke is married to David Hooke. David's work is supported by one of our mission partners The Asaph Trust. Mark Ratcliff is married to Rebecca Ratcliff who is the manager of The House Café. There were no other disclosable transactions in respect of PCC members, persons closely connected with them, or other related parties.

## 10. Trustee Expenses

During the year the 4 of trustees incurred out-of-pocket expenses totalling £21,832. All expenses were incurred for the day-to-day running of the charity's activities.

## 11. Trustee Donations

During the year the total aggregated donations made to the charity by the trustees was £52,200, out of which £23,650 had ‘conditions attached’.

## 12. Tangible Fixed Assets

| | Christ Church House Restricted Freehold £ | 1 & 2 Chalk Lane Unrestricted Designated Leasehold £ | 2025 TOTAL £ | 2024 TOTAL £ |
|---|---|---|---|---|
| Value as at 1 January 2025 | 4,111,389 | 790,029 | 4,901,418 | 4,758,661 |
| Unrealised gain | 106,911 | 23,701 | 130,612 | 142,757 |
| Value as at 31 December 2025 | **4,218,300** | **813,730** | **5,032,030** | **4,901,418** |

The PCC owns the following properties in the legal name of the London Diocesan Fund, held on trust for the PCC:

* The freehold of Church House (shown at insurance value), and

* Leases of 1 and 2 Chalk Lane for a period of 99 years from 24th June 1965 (shown at insurance value).

The Church building and vicarage, as consecrated property, do not belong to the PCC. The Church was insured for £7,900,436 (2024: £7,692,726) while responsibility for the vicarage rests with the diocese.

## 13. Debtors

Accounts Receivable

| Description | Amount | Prior Year |
|---|---|---|
| Gift Aid | 7,689 | 20,243 |
| Other Debtors | 8,012 | 0 |
| Trade Debtors | 660 | 1,726 |
| Total | 16,361 | 21,969 |

Prepayment

| Description | Amount | Prior Year |
|---|---|---|
| Prepayments | 13,946 | 5,927 |
| Total | 13,946 | 5,927 |

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## 14. Creditors

### Accounts Payable

| Description | Amount | Prior Year |
|---|---|---|
| Accruals | 2,051 | 34,125 |
| Audit Fee | 7,800 | 0 |
| Tax & Social Security | 942 | 0 |
| Trade Creditors | 17,120 | 766 |
| Total | 27,913 | 34,891 |

### Deferred Income

| | Amount | Prior Year |
|---|---|---|
| Balance at start of period | 1,559 | 0 |
| Amount Released to Income | -1,559 | 1,559 |
| Amount Deferred in Year | 2,889 | 0 |
| Balance at end of period | 2,889 | 1,559 |

### Loans

| | As at 31st December 2025 | As at 31st December 2024 |
|---|---|---|
| CCT (General) | 150,000 | 0 |
| Christ Church Trust (Buildings Fund) | 30,875 | 0 |
| Total | 180,875 | 0 |

The loans from Christ Church Trust are unsecured, interest-free and currently due for repayment in 2035.

## 15. Analysis of Charitable Funds

### Current Year

| Fund Name | Opening Balance | Income | Expenditure | Fund Transfers | Closing Balance |
|---|---|---|---|---|---|
| **Unrestricted** | | | | | |
| General (Unrestricted) | 155,097 | 440,907 | 620,155 | -31,919 | -56,070 |
| Legacies (Unrestricted) | 0 | 100,000 | 0 | 0 | 100,000 |
| Total | 155,097 | 540,907 | 620,155 | -31,919 | 43,930 |
| **Designated** | | | | | |
| Buildings Fund (Designated) | 5,404 | 29,400 | 41,051 | 1,680 | -4,567 |
| 1&2 Chalk Lane Fund (Designated) | 790,029 | 0 | 0 | 0 | 813,730 |
| Specific Support (Designated) | 243 | 2,425 | 2,425 | 0 | 243 |
| Total | 795,676 | 31,825 | 43,476 | 1,680 | 809,405 |
| Unrestricted Total | 950,773 | 572,732 | 663,631 | -30,239 | 853,335 |
| **Restricted** | | | | | |
| Ministry Trainees (Restricted) | 0 | 0 | 0 | 0 | 0 |
| Mission Fund (Restricted) | 0 | 1,261 | 31,500 | 30,239 | 0 |
| Support Fund (Restricted) | 5,769 | 8,563 | 10,493 | 0 | 3,838 |
| Property Fund (Restricted) | 4,111,389 | 0 | 0 | 0 | 4,218,300 |
| Weekend Away 2026 (Restricted) | 0 | 23,459 | 0 | 0 | 23,459 |
| Future Church (Restricted) | 0 | 2,425 | 0 | 0 | 2,425 |
| Total | 4,117,158 | 35,708 | 41,993 | 30,239 | 4,248,021 |

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| | | | | | |
|---|---|---|---|---|---|
| Restricted Total | 4,117,158 | 35,708 | 41,993 | 30,239 | 4,248,021 |
| TOTAL | 5,067,930 | 608,439 | 705,624 | 0 | 5,101,357 |

For 1 & 2 Chalk Lane Fund and The Property Fund differences between opening and closing balances are due to changes in insurance valuations.

Prior Year

| Fund Name | Opening Balance | Income | Expenditure | Fund Transfers | Closing Balance |
|---|---|---|---|---|---|
| **Unrestricted** | | | | | |
| General (Unrestricted) | 121,003 | 634,409 | 555,929 | -44,387 | 155,097 |
| Total | 121,003 | 634,409 | 555,929 | -44,387 | 155,097 |
| **Designated** | | | | | |
| Buildings Fund (Designated) | -2,516 | 9,720 | 1,800 | 0 | 5,404 |
| 1&2 Chalk Lane Fund (Designated) | 767,018 | 0 | 0 | 0 | 790,029 |
| Specific Support (Designated) | 0 | 2,856 | 2,613 | 0 | 243 |
| Total | 764,502 | 12,576 | 4,413 | 0 | 795,676 |
| Unrestricted Total | 885,505 | 646,985 | 560,342 | -44,387 | 950,773 |
| **Restricted** | | | | | |
| Ministry Trainees (Restricted) | 0 | 0 | 8,300 | 8,300 | 0 |
| Mission Fund (Restricted) | 0 | 1,163 | 37,250 | 36,088 | 0 |
| Support Fund (Restricted) | 13,384 | 2,725 | 10,340 | 0 | 5,769 |
| Property Fund (Restricted) | 3,991,643 | 0 | 0 | 0 | 4,111,389 |
| Total | 4,005,027 | 3,887 | 55,890 | 44,387 | 4,117,158 |
| Restricted Total | 4,005,027 | 3,887 | 55,890 | 44,387 | 4,117,158 |
| TOTAL | 4,890,532 | 650,872 | 616,231 | 0 | 5,067,930 |

## 16. Fund Transfers

| Description | From | To | Amount |
|---|---|---|---|
| 2024 GA Reclamation Tfr | General | Buildings Fund | 1,680 |
| MAG 2025 | General | Mission Fund | 30,239 |

## 17. Fund Descriptions

| Name | Description |
|---|---|
| General | This represents the funds of the PCC that are not subject to any restrictions regarding their use and are available general use |
| Buildings Fund | To pay for improvements to Church property |
| Ministry Trainees | This fund is to support apprentices appointed by the Church leadership for training in Christian ministry and for serving within specified and general areas of the church's life and to assist with living expenses and reasonable church ministry expenses. |
| Mission Fund | This fund is for the support of our mission partners. |
| Support Fund | This fund is for the support of those in hardship. |
| Property Fund | Property assets: Comprises the insurance value of Christ Church House which is regarded as being funded originally by specific gifts of a restrictive nature. (Restricted). |
| 1&2 Chalk Lane Fund | Residential Property assets: Comprises the insurance value of 1&2 Chalk Lane (Designated) |
| Specific Support | Donations collected for restricted purposes in specific support of individuals or organisations |
| Weekend Away 2026 | Church weekend away |
| Future Church | Future Church |

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| | |
|---|---|
| Legacies | Unrestricted fund for the receipt of legacies and bequests |

### 18. Transactions to Related Parties

There were no other disclosable transactions in respect of PCC members, persons closely connected with them or other related parties.

### 19. Pensions

The charity operates a defined contribution pension scheme. Contributions are charged to the Statement of Financial Activities as they become payable in accordance with the rules of the scheme.

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**Independent Auditor's Report to the Members of**

**Trent Parochial Church Council, Christ Church Cockfosters**

**Year ended 31 December 2025**

## Opinion

We have audited the financial statements of Trent Parochial Church Council, Christ Church Cockfosters for the year ended 31 December 2025 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the church's affairs as at 31 December 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Church Accounts Regulations 2006.

## Basis for opinion

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

## Conclusions relating to going concern

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

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

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

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## Responsibilities of members

As explained more fully in the members' responsibilities statement, the members (who are also the directors for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

## Auditor's responsibilities for the audit of the financial statements

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

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;

- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operation of the church, including the Companies Act 2006, Charities Act 2011, data protection, employment, environmental and health and safety legislation;

- we assessed the extent of non-compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence;

- making enquiries of management as to where they considered there was susceptibility to fraud,their knowledge of actual, suspected, and alleged fraud;

- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations; and

- performed analytical review procedures to identify any unusual or unexpected relationships;

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- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing the financial disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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A further description of our responsibilities is available on the Financial Reporting Council's website at:

www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx.

This description forms part of our auditor's report.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the members.

- Conclude on the appropriateness of the members' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the church's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the church to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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## Use of our report

This report is made solely to the church's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the church's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the church and the church's members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:
Paul Mattei
33990539C8DE4C0...

Paul Mattei (Senior Statutory Auditor)
For and on behalf of Leaman Mattei
Chartered accountants & statutory auditor
Suite 1, First Floor
1 Duchess Street
London
W1W 6AN

2 April 2026