ST THOMAS WITH ST STEPHEN PARISH
ANNUAL REPORT AND ACCOUNTS OF THE PAROCHIAL CHURCH COUNCIL FOR THE YEAR ENDED 31st December 2025

Charity No: 1134649

ADMINISTRATIVE INFORMATION

St Thomas with St Stephen has one worship centre.
The correspondence address is:
St Thomas's Church
Telford Ave
London
SW24XW

Incumbent: Revd Nicki Pennington
Curate: Revd Sarah Cornick
Reader: Glenn Bee
SPA: Fiona Carnegie
Church Wardens: PJ Kirby, Linda Long
Treasurer: Dennis Church (elected 2025)
Secretary: Caroline Negus (elected 2025)
Parish Safeguarding Officer: Camilla Simpson
Deanery Synod Reps: James Lee, Margaret Hedley, Vacancy

Elected PCC members who have served from (see applicable date in brackets below) until the date this report was approved are: Senorita Nelson (2025), Marion Michael (2024), Beverley Randall (2024), Linda Beattie (2023), Oliver Huggins (2021)

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Parochial Church Council (PCC) is a charity registered with the Charity Commission. The method of appointment of PCC members is set out in the Church Representation Rules. In St Thomas with St Stephen parish the membership of the PCC consists of the incumbent (our vicar), churchwardens, the reader and members elected by those members of the congregation who are on the electoral roll of the church. All those who attend our services/members of the congregation are encouraged to register on the Electoral Roll and stand for election to the PCC.

In addition to the PCC meetings, we have established various sub committees in order to support a greater depth of oversight and strategic input to the various aspects of church ministry and mission and governance.

PCC sub committees (established in 2026) and their leaders are as follows:

Mission and ministry: Rev Nicki Pennington
Finance and Stewardship: Dennis Church
Buildings and Fabric: PJ Kirby
Pastoral Care: Linda Long
Racial Justice: Beverley Randall, Valerie Nelson
Eco Church Group: James Lee and Jenny Cairns

ELECTORAL ROLL AND CHURCH ATTENDANCE

Sarah Bee, Electoral Roll Officer

Revised Electoral Roll 2026: 89
Average Church Attendance at a Sunday Service: 79

SECRETARY'S REPORT

Caroline Negus, PCC Secretary

The full PCC met five times during the year with an average level of attendance of nine. Local Church Committees and PCC Sub Committees met between meetings and any suggested actions were received by the full PCC and discussed where necessary.

VICAR'S REPORT

Rev Nicki Pennington

It is a real joy to write my first APCM report as Vicar of St Thomas with St Stephen. Since arriving, Gray, Jo, Mim and I have been so touched by the warmth of your welcome and the kindness and care we have received. We already feel wonderfully settled! Even Frodo is adjusting to a life away from his beloved sheep!

It has been a rich and encouraging first season of ministry together. One of the particular joys was celebrating Christmas with you and seeing the church full of people of all ages gathering in worship and celebration. It was a wonderful reminder of the life, joy and welcome that are so present here.

As I reflect on these first months, I find myself returning to the prayer in Ephesians 3: that we might be rooted and grounded in love, and that God might do among us more than we can ask or imagine. It feels to me like a fitting prayer for this season in the life of St Thomas with St Stephen..

Alongside the regular rhythms of worship, pastoral care, community life and governance, this has also been the beginning of a season of prayerful discernment. A couple of key questions have begun to emerge for us as a church: **who are we? What is God calling us to be and do in this place, in this season?**

These questions began to take shape at our PCC away day in March, where one word kept surfacing: “common.” Not only because we are physically on the edge of the Common, but because there is something deeply important about being a church held in common life with one another and with our neighbourhood. We so appreciate the rich diversity we experience in our church community.

There is a growing sense that St Thomas with St Stephen is something of a hidden gem: a church full of prayer, activity and possibility, quietly present at the heart of a busy local community. We are also becoming more aware that the many people who come through our buildings each week are not simply users of a space, but our neighbours, and part of the story God is writing here.

As we look ahead, we hope to continue this discernment through the HeartEdge conversation framework, which invites churches to reflect on their life and calling through four areas: Congregation, Compassion, Culture and Commerce.

These conversations will unfold through six sessions, offered in a variety of settings and at different times — including Home Groups, the Hive, after church, and with children and young people — and will run through to the end of the year, so that everyone has the opportunity to join in. We also hope this process will extend beyond the worshipping congregation, inviting us to hear from those who use our buildings, and from local schools, agencies and community organisations.

My prayer is that this season will help us attend more closely to God, to one another and to our wider community, trusting that God is already at work among us and calling us to join in with something more abundant than we can yet ask or imagine.

GIVING THANKS

I would like to take a moment to give heartfelt thanks for the many people whose generosity, faithfulness and commitment make our life together possible.

In particular, this year we give thanks for Sarah and Glenn and their ministry through the Hive; for all that they have offered in creating a space of welcome and connection in our community. We also give special thanks to Richard Lea for an extraordinary 40 years of caring for our church grounds — what a blessing his service has been to the whole community.

More widely, we are blessed by so many who give their time and energy week by week: our musicians and singers, those who read, lead intercessions, preach and lead services; those who serve on sound and projection, those who offer hospitality through refreshments, and those who welcome at the door and prepare our church for worship. We give thanks too for those who support the practical and administrative life of the church, including those who count money, manage our accounts, and help sustain the structures that enable ministry to flourish.

We also give thanks for all those who serve in the life of our community beyond Sunday worship: through expressing God’s love and care, through the pastoral team, the Wednesday Club, the Hive, Little Bears, our children and families ministry, youth work, and all who support

The Cube. We are grateful too for those who open and tend the garden and help make this place one of welcome, beauty and belonging.

In all of this, we not only seek to nurture faith in others, but to receive from one another too — learning together across generations and discovering again the gifts that each person brings.

And we give thanks for those whose ministry is often unseen but deeply important: those who pray faithfully, who hold this church and its people before God with love. We are, truly, a church richly blessed by the gifts of many.

If you find yourself wondering whether you might be called to serve in some way, this can be a wonderful way of becoming more deeply rooted in the life of the church — a way of being woven more fully into our shared and common life together. Please don't hesitate to have a chat with someone on the ministry team….

FINANCIAL REVIEW

Dennis Church, Treasurer

The full set of accounts is attached separately as an appendix.

The financial state of the church is superficially healthy. The proceeds from the St Stephen's sale means we are asset rich, however the day to day finances are not so positive. In 2025 total income was £275,941, as against costs of £303,211, a deficit of about £27,000. Note that these costs do not include expenses associated with the proposed building extension.

Although this deficit was close to expectations, how we got there was not, both income and costs being less than envisaged. General giving totalled £124,675 (including £21,041 Gift Aid recovered on donations) , a reduction of about £15,000 compared to 2024. This was due to a number of regular givers moving away from the church. Hall income increased to £80,577, an increase of 10% compared to 2024.

Our running costs of £193,211, (not including our £110,000 contribution to the diocese), were also lower than expected, primarily due to our children's minister post being vacant for much of the year, and also to fewer initiatives taking place through the interregnum period. Looking ahead however we can see that costs will likely increase during 2026, with more outreach activities not to mention general inflation. This will result in a much larger deficit, the current forecast being nearly £80,000.

We currently have over a million pounds from the St Stephens sale in a CCLA (Churches, Charities and Local Authorities) investment fund. In 2025 this returned over £60,000 without which our deficit would have been larger still. Funding the church operations this way is neither desirable in the short term nor sustainable in the long term. These assets are a spiritual gift which we are called to use wisely. This includes keeping our church buildings safe

and welcoming for all, and allowing us to fund mission initiatives within the local community and the wider world. But if we are to develop our mission and ministry in this way we need to improve our day to day finances.

A key part of this is to increase our giving. Later this year we will be launching our commitment to the Parish Giving Scheme, a charity owned by the Church of England. This scheme makes it easy to give, either regularly or as a one-off sum. If you are a UK tax-payer, please complete the appropriate declaration, so that we can reclaim Gift Aid on any donation.

All of our finances are under pressure from a number of directions at this time, and the general economic outlook is gloomy. Despite this, many of you already give generously to the church, for which the PCC is truly grateful.

RESERVES POLICY

Dennis Church, Treasurer

Our reserves policy is to keep money in reserve only for specific purposes. This means achieving our charitable objectives, making sensible provision for future events, and to cover unexpected variation in our income and expenses. At a minimum this means keeping sufficient funds to cover anticipated future building costs and three months of general running costs.

Our reserves are held as cash deposits in our NatWest current account. Funds in excess of this generate a financial return via ethical investments. Our current investment policy is that our money is held in the CBF Church of England Deposit Fund, a low risk immediate access fund administered by the CCLA.

PCC SUB COMMITTEE REPORTS

BUILDINGS AND FABRIC SUB COMMITTEE

PJ Kirby

No major works were undertaken during the past year, however various minor works were carried out acting on recommendations in the 2024 Quinquennial Inspection. This independently produced report makes recommendations for the maintenance and repair of the church fabric. The 2024 report highlighted issues with the guttering and downpipes, together with damaged brickwork where repointing will be required. A more detailed survey of these problems was recently received and we plan to act on these recommendations this year. It should be noted however that this will be a costly endeavour and the architect is currently working on obtaining tenders for the work. He has also advised us that a faculty (the Church of England's equivalent of planning permission) may be required for some of the work.

We were also kept busy, as always, with the routine servicing and maintenance of the building, heating and other services. This included a new community door entry system, tree surgery, and a new dish washer for the kitchen. Issues with the heating system have been identified and these should have been addressed by this month. An unwelcome blow was received in November last year with the theft of lead from the flat roof above the community door. A temporary repair is in place, but for a permanent solution we are at the mercy of our insurance company's time scale and we are still waiting for final quotes before we can proceed.

Amongst the various other issues that the sub-committee are considering are additional storage capacity both internally and externally, the security of the bins area and the pavements.

Finally, it will be recalled that in 2024 a proposal was agreed for a new annex to be built so as to provide office space for church administration. An architect was engaged and plans were drawn up for a single storey ground floor extension to the south and west of the church. These plans were submitted to Lambeth council and approved by them in March 2025. However, given the interregnum it seemed sensible to pause any further decisions. More recently we agreed to investigate alternative solutions. These should still address the primary objective of improving the working environment for the church staff, but should do so in a more cost effective and less disruptive way than the original proposal.

I would like to thank Dennis who not only wrote most of this report but who also was doing much of the work in relation to the building. Hopefully the new sub-committee will be able to carry on his good work. There are lots of issues to address!

PASTORAL CARE GROUP

Richard Lea

During the year The Pastoral Care Group consisted of the Curate and three members of the congregation who were later joined by the new Vicar. The Group met two-monthly during the year to plan and review their work. In the intervening months they held a prayer meeting at the home of another member of the congregation.

They were able to continue giving and coordinating support to a number of people with a variety of needs, primarily from within our congregation, some of whom particularly benefited from sustained contact over a period of time. Support continued to be flexible according to the needs and wishes of each individual. Highlights included those encouraging times when we were able to take people off our list due to the progress they had made. Challenges related to those individuals whose depth of need made it hard for them to move on. Support was given without any arbitrary limit. Towards the end of the year someone receiving long term support died and her funeral was attended by members of the Group.

God's goodness was apparent in the way in which people were often able to respond to support offered. It continued to be heartening to see God at work when individuals and families returned to the church community, often to play an active part in the life of the church.

In 2026 the Pastoral Care Group was renamed as the Pastoral Support Group and continues to welcome continuing prayer for its work and for the individuals with whom it is working.

As from February 2026 members of the Pastoral Support Group are participating in a new sub committee of the Parochial Church Council looking afresh at pastoral support and safeguarding. Members of the group pray that their future work will be further integrated into the overall work of the church for the greater benefit of the church family as a whole as well as the local community.

SAFEGUARDING REPORT

Camilla Simpson, Parish Safeguarding Officer

Current Team

Camilla Simpson	Parish Safeguarding Officer (overseeing Youth Ministry)
Murray Yuill	Deputy Safeguarding Officer (overseeing Children and Families Ministry)
Penny Church	Deputy Safeguarding Officer (overseeing Wednesday club and Vulnerable adults)

Highlights

- Commencement of Rev Nicki's incumbency and leadership
- Introduction of the online Parish safeguarding Dashboard to STwSS

Challenges

- Recruiting more volunteers, especially for children and youth work
- Pause in DBS processing while transferring to a new DBS provider called ThirtyOne Eight)
- Time required to reach compliance with the Parish Dashboard
- Monitoring safeguarding training

God's Provision/ Goodness

- Having Rev Nicki's expertise and Cynthia McKenzie's administrative support
- Recruiting Murray Yuill to the team in place of Tiffany Watts who has now moved away from the Parish, but who served faithfully on the safeguarding Team for five years

Prayers and Plans

Prayer that we would ALL continue to be safeguarding aware, in order to keep our church, and all who come through our doors, safe.

Plans:

- To run a STwSS safeguarding awareness update in the Summer Term
- To host an online safety event for local churches /community.
- The Safeguarding Team continue to meet quarterly with STwSS staff Ministry team
- Every Volunteer to have an updated role description, volunteer agreement and annual review.

If you have any concerns or ideas please do not hesitate to contact us at safeguarding@stwss.org.uk

MISSION AND MINISTRY SUB COMMITTEE REPORT

Linda Long, Churchwarden

Interregnum

Looking back over the past year I am filled with a heart of gratitude to my God for the body of Christ at St Thomas with St Stephen. As it says in Philippians 1 3-11, "I thank my God upon every remembrance of you. Always, in every prayer of mine for you all making requests with joy, for your fellowship in the gospel from the first day until now".

We were of course in an interregnum (period of time between vicars) for almost all of 2025, with Nicki, our current vicar joining us in November and Sue, our previous vicar, having left in January of the same year to take up the role of National Director of Leading Your Church Into Growth (LyCiG). The start of the year was also a time when our Ordinand Judith moved on and our curate, Sarah, now back with us, went on maternity leave. But this did not dampen our passion for mission and ministry, or for service, welcome and hospitality!

So, in consequence, much of the early part of the year was spent putting together a parish profile setting out our "stall" as we advertised and interviewed (in the Summer) for a new incumbent. Whole church consultation (including with the children and young people) meant the finished profile reflected the ministries, gifts and callings of the broad spectrum of our church membership, from the youngest to the oldest. The preparations, including times of prayer, were also marked by considering who we were as a church, what kind of person God might be calling to shepherd and disciple us in the new season. All in all, this was a rich and fruitful exercise bringing together folk from across the church family.

Church Life

The key reflection of the past year, though, has been the sheer generosity of everyone who has given so much of their time, energy and resources, not to mention skills and giftings, in service of God, one another and the local community. And how there has been a real sense of joy and unity, working together as a church family for the glory of God our Father and making Jesus known.

Firstly, thanks to our dedicated staff team, the on-going administration, building management and lettings work continued well, supporting and making it possible for our mission and ministry - including that to our local community through use of our building - to continue. Also to our dedicated and faithful Safeguarding team (Camilla, Tiffany/Murray and Penny) who ensure that we hold the safety and well being of our children, young people and adults who may be at risk as a highest priority. And to our hard-working PCC, who act as Trustees for the church and combine accountability with responsibility for charity compliance, stewardship and maintaining our Christian purpose.

Our Sunday services provided places of worship, teaching, and community. And special thanks go here to my fellow Church Warden PJ for co-ordinating visiting service leaders and preachers during this time, and allowing us to offer communion on alternate Sunday services. And of course to all those from our church family (too numerous to mention!) and the ministry team (Glenn and Jacob) who stepped in, leading services and preaching, planning and leading worship (Eunice, Carl, Ingrid and Tiffany), with many others playing and singing at services, providing technical support, opening the church and setting up for communion, doing the flowers, providing welcome and hospitality and in so many other ways.

In terms of our children and families ministries, special thanks also go to Camilla and Sophie who covered the period when we were without a Children and Families Minister, so that our weekly Little Bears sessions and Sunday Kids and mini children's ministry could continue. But, as always, this would not have been possible without the large and often unseen team of people who helped with Little Bears and who put in so much time and commitment to ensure Sunday morning sessions were planned, resourced and run safely and well; and with the necessary number of adults each week. And we were delighted in August to welcome Jordan our new Children and Families Minister. Finally, the very successful sessions for young people continued at the Cube each week, led by our Youth Minister, Jacob and supported by members of STwSS.

In other aspects of church life, The Hive, Wednesday Lunch Club (regularly attended by 8-10 people), and the Gardening group continued to thrive and be well attended. Our dedicated and faithful Pastoral Care team (led by our Pastoral Lay Minister, Fiona) continued to visit and pray for those of our church family who were isolated, sick or in any kind of pastoral need. And in the Autumn we set up 4 new home groups (one in the daytime) who studied a variety of materials including Practising the Way (spiritual formation), Ephesians and the Sermon on the Mount. Home groups meet weekly or fortnightly and involve around 30 people. Other events marking the year included a range of Holy week and Easter Sunday services, a lively St Thomas's Day bbq celebration, welcome and "bring and share" lunches in the Hive, as well as celebrating the community garden.

By way of contrast to the busyness of last year, with thanks to Fiona,we offered some quieter evening services over the Summer and early Autumn and several of us attended a wonderful conference in September, entitled Confident Faith in a Changing World, with Rowan Williams

speaking and workshops around topics such as Faith at Work and Spirituality. We also hosted two Churches Together prayer evenings, as part of an initiative across the deanery of South Lambeth to work more closely with other Christian denominations locally. More recently, in February 2026 a group of us attended the Lay Ministry Taster day run by the Diocese which allowed us to see the range of Lay Ministries available to non-ordained church members.

With love and thanks to all the church family at St Thomas with St Stephen.

CHILDREN AND FAMILIES

Jordan Burke, Children and Families Minister

Highlights

We have had a really blessed year with our children's ministry at STwSS! It has been a year of adjustment with new staff members and changes in the kids volunteer team, but God's provision can be seen in every area. We have been abundantly blessed with all of those who have been involved with the kid's ministry, whether it be on a Sunday morning in church, Little Bears on a Wednesday or helping at our outreach events, you have all been amazing! A special thanks to Sophie Vening and Camilla Simpson who put so much care and effort into the children's ministry during the interim between CFM's.

Our vision as a team was to see our children build a strong foundation of faith centred in scripture and relationship, and we believe we have seen God prosper in that!

Other highlights:

- We are thankful for the flourishing of engagement from the children on Sunday Mornings as they enjoy learning more about God. We have averaged around 16 children per Sunday between 18 months to 10 years.
- The kids on Sundays have been connecting with the new changes to routine and are excited to come to church and talk about God, we have even had some fantastic quiet reflection time praying and listening to what the Holy Spirit is saying!
- We have seen an increase in engagement across age ranges with the help of Kids Feedback and a congregation who are excited to know what the kids are up to, so thank you to everyone who shows interest in what we do!
- We have had between 50-80 people each week at Little Bears! God has blessed that community, and we have seen growth with new families/carers as well as continued relationship building with preexisting families/carers!
- The Little Bears team have been faithful each week with their commitment and the benefits of that on those who attend are evident, so thank you all!
- We held many successful outreach events, including our Light Party and Elf Bootcamp. Between those two events alone we saw a combined 360 people come through the church door, engage with what we were doing and hear about the gospel, praise God!

- We hosted both Henry Cavendish and Telferscot schools at Christmas to learn about Jesus and the nativity story, God has continued to strengthen our connections with the schools in the area

Prayer Requests

Please pray:

- For our children as they learn more about God! Pray that we are equipped to help them build that foundational faith that we envision
- For an outpouring of abundance and growth in our Kids Ministry in both children and families, and in our volunteers.
- That we will deepen connections with the schools in the area and that there is a softening in their reception of the church
- That there will be a continued strengthening of multigenerational connection so that the children know that they are in the heart of the church just as much as the adults
- For our outreach events in the future, especially the Holiday Bible Club that we plan to run in August!

YOUTH

Jacob Sudworth, Youth Minister

2025 was a wonderful year for Youth work at STwSS, although not without its challenges.

Having spent the majority of 2025 in interregnum, time and capacity haven't always been enough to start new things and advance the ministry as much as we would have liked.

However, God has blessed us none the less.

Sundays

Sunday youth has maintained a good attendance, we have enjoyed looking at many different subjects, such as the bible as a whole book, revelation and more.
We've not just learnt from a bible verse, we've been learning *how* to read the bible, and equipping our young people with the ability to explore scripture themselves.

The Cube

The Cube has been awesome this year, with us continuing to average 52 YP every week!, and we've continued to grow in new members, and have acquired a register of over 120 YP.
We've been working with MTVH and local authorities and charities to see how we can best support these YP, in their home, school and social lives, and we're looking forward to seeing how we can plug them into church life more in the new year.

Danehill

We had the joy of bringing 5 young people to the CPAS summer camp, Danehill!
We spent 7 days with 100+ other YP from around the UK, listening to talks, learning from scripture and worshiping together, as well as a lot of fun too!

Prayer Requests

First of all, we'd love to thank God for our current team who have diligently and faithfully served the youth ministry this year, though a very busy time!

As always with church ministry, volunteers are something we're always in need of, so we pray that in the new year we have a new group of volunteers rise through our church.

With the ongoing issues in the world and our country, we pray that we are best suited and equipped to support the youth with whatever they are going through.

2026

In the new year, we're looking forward to another Danehill trip (the youth have been talking about it all year!). We are also excited to see how we can plug the youth at the Cube into church life more, and disciple those who went to Danehill better.

THE HIVE

Sarah Bee

We are an outward facing ministry in the Church where we have created a warm, safe space where seeds of God's love are sewn as we engage with people that we meet. It's a great way for the Church to be present in the community.

A cross section of the community comes to the Hive on Tuesdays and Thursdays. We have young mums and Church Folk coming for a chat. We have some regulars who come for a space to work , some just pop in to say hello. We have a craft table which is great for those who come in on their own as it gives them something to do whilst they chat and we get to know them.

The Hive is a consistent presence in the local community. Some parts of the morning can be quiet whilst at other times it is noisy and busy. The home made cake is popular and people definitely have their favourite,

As some one has said" It really showed me what a living Church is all about."

Please pray that it continues to grow as we consider what its future will look like.

MUSIC GROUP AND CHOIR

Eunice Brushfield-Hodges

Challenges

Over recent years we have seen a gradual reduction in the regular members of the teams, for various reasons; leaving our Band with a pool of 8 regular musicians and our choir at 8/9 members.

Highlights

We were delighted to have both teams involved in the Licensing service of Rev Nicki Pennington, and we have been able to continue to provide an accompaniment - sometimes small, other times larger - to our sung worship on Sunday mornings; with the choir also joining on special occasions.

Prayer for:

We would welcome new members of both teams, in particular pianists and vocalists - but instrumentalists are also always welcome.

God's Provision and Goodness

So far we have not had an occasion when there has been no one at all available on a Sunday morning to lead sung worship, and we praise God for this. We also enjoy a social each year (sometimes two!) thanks to Carl and Jenny Cairns' organisation! I am so grateful for the support of the team and the goodness of God in providing wonderful family and friends to enable me personally to attend and serve on two Sundays of each month, and be available to help from home at other times when necessary.

ECO CHURCH GROUP

Jenny Cairns and James Lee

The Eco Church Group reconvened after a pause since 2024. The Group will work with the PCC to build climate concern across the life of the church - from the physical building and community garden, to our singing and teaching. A useful way to do this is through the Eco Church award coordinated by A Rocha, a Christian charity supporting Christians and churches to care for the environment. STwSS gained Eco Church Bronze in 2022 and, although Silver is more challenging, the Group will look at how we can work towards this. We want it to be something for the whole church, across all ages and activities, and linking up with the Diocese. And we want it to be positive and fun, reflecting the good news of God's new creation.

RACIAL JUSTICE GROUP

Valerie Nelson and Beverley Randall

The Racial Justice Group, now co-led by Beverley Randall and Valerie Nelson, has been reactivated after a period of relative quiet, and is taking an important place in the life of the church once again. Rather than being seen as a standalone strand of work, the group is helping us to recognise racial justice as a lens through which we view all that we do — shaping

our worship, leadership, community life, and outward engagement. Its vision is rooted in the belief that our shared life should enable all to flourish and thrive, with each person's gifts and experiences honoured and received as a blessing to the whole body.

COMMUNITY GARDEN GROUP

Jenny Cairns

The community garden team has been meeting every Sunday afternoon 2.00-4.00pm from March to October. We care for the garden around St Thomas's church building with a focus on growing organic fruit and vegetables in the Community Garden at the side of the church. We welcome all comers, whether regular members of our church or not. Our mission is to extend a warm welcome to visitors and celebrate God's creation. Spending time in nature is beneficial for mental and physical health as is the exercise and fellowship enjoyed by being together in the garden.

The community garden focuses on growing food and creating nature-friendly habitats to increase the biodiversity of the outdoor space.

We are very grateful for the work that Richard Lea has done over many years and decades, mowing the grass, weeding and pruning.

Challenges

In 2025 we had a very long dry spell in the garden which made it difficult to grow certain plants and meant that more watering was needed.

Highlights

Meeting more members of the community at the plant swap event in April 2025 and, later in the year, enjoying delicious home-grown raspberries.

Prayer Requests

We are thankful for God's provision and pray that in 2026 more people will be called to come and be able to enjoy the garden at St Thomas's church. Specifically, we ask for someone to come forward to help with mowing the grass.

God's Provision and God's Goodness

God provides us with fruit, vegetables, herbs and flowers.

DEANERY SYNOD REPORT

James Lee and Margaret Hedley

The Deanery Synod met three times in 2025 and continues to be a valuable time of learning and fellowship. Southwark Diocese's Head of Justice, Peace and Integrity of Creation (JPIC), Natasha Walters, spoke about Serious Youth Violence. She explained now this impacts the lives of all young people in varying degrees and gave inspiring examples of how forgiveness can change situations and lives. The second Deanery Synod looked at Safeguarding, good practice, the support provided by the Diocese and changes coming in over the coming year. The third of the year was on Racial Justice and held at STwSS. Bishop Martin and Weisi Dennis, the Diocese's Racial Justice Development Officer, both spoke. The evening focused on the Diocese's approach, including our Anti-Racism Charter, recent events and the start of Black History Month.

St Thomas with St Stephen

Parochial Church Council of

ST THOMAS WITH ST STEPHEN

TELFORD PARK

Financial Statements
For the year ended 31 December 2025

09/03/2026

Approved by the Parochial Church Council on 9 M
and signed on its behalf on 9 March 2026 by:

THE CHURCH OF ENGLAND

General Fund cumulative surplus is £173,165

The St Thomas with St Stephen (STwSS) General Fund generated a deficit of £23,746 in 2025 (2024: deficit £2,867,682). The General Fund surplus carried forward at 31 December 2025 is £173,165 (2024 surplus: £196,911).

The current year deficit of £23,746 is made up of a deficit of £21,812 on income and expenditure, plus a net transfer of £1,935 to other funds.

Total giving has reduced, although the congregation continued to give generously and prayerfully

General Fund income	2025	2024	Change
Giving income	124,675	140,066	(11)%
Buildings income	80,577	73,019	10%
PCC fees for services	2,610	4,397	(41)%
Interest & dividend income	60,179	(57)	-
Sale of St Stephen's	-	-	-
Total	268,041	217,425	23%

General giving decreased by £15,391 compared to last year.

Buildings income increased by £7,558, reflecting an increase after the temporary closure of St Thomas' during 2024 for building work.

Additional income received in the year included £7,800 in Housing income (from the two properties purchased by the Church and let out to staff) and £60,179 from the prudent investment of the residual sale proceeds. These amounts are held in Designated Funds and do not appear in the General Fund balances above. See the Notes section of this report for more details.

Parish Support Fund payment was unchanged at £110,000

General Fund expenditure	2025	2024	Change
Diocesan Parish Support Fund	110,000	110,000	-
Buildings	61,843	65,318	(5)%
Salaries	81,905	104,308	(21)%
Other General Fund expenses	36,104	55,481	(35)%
Total	289,852	335,107	(14)%

The parish's contribution to the Diocesan Parish Support Fund, which funds clergy in this & other parishes, was unchanged at £110,000.

Spend on buildings decreased by £3,475.

General Fund expenditure on Buildings decreased by £3,475 year on year.

Salary costs have decreased slightly due to reduced staff levels. Other General Fund expenses decreased by £19,377 compared to the prior year.

The PCC will continue to closely monitor its income and expenditure

The PCC is very grateful to everyone who contributed their money, time, and prayer to support the parish in 2025, and pray for your continued support in 2026.

I report on the accounts of the PCC for the year ended 31 December 2025, which are set out on pages 3 to 9.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The church's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of Association of Chartered Certified Accountants (ACCA).

It is my responsibility to:

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

Basis of independent examiner's report

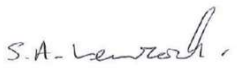
My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or 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 my examination, no matter has come to my attention:

(1) which gives me 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 have not been met; or

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



S.A. Lewcock FCCA
Windsor Lodge
Millfield Road
Hounslow
Middlesex TW4 5PN
09 March 2026

Balance Sheet
at 31 December 2025

	Note	2025	2024
		£	£
Fixed Assets	2		
Operational properties	1(f,g)	1,205,000	1,205,000
		1,205,000	**1,205,000**
Current Assets			
Cash at bank and in hand		64,975	140,237
Marketable securities	1(e)	1,401,694	1,385,890
Debtors	3	13,242	7,090
		1,479,912	**1,533,217**
Liabilities: amounts falling due within one year	4	**(10,654)**	**(16,814)**
Net Current Assets / (Liabilities)		**1,469,258**	**1,516,404**
Liabilities: amounts falling due after one year		**-**	**-**
Total Net Assets		**2,674,258**	**2,721,404**
Parish Funds	5 & 8		
Unrestricted		2,607,681	2,651,246
Restricted		66,577	70,158
## Endowment		-	-
Total Parish Funds		**2,674,258**	**2,721,404**

Approved by the Parochial Church Council on 9 March 2026
and signed on its behalf on 9 March 2026 by:



Dennis Church, Treasurer

Notes 1–10 attached form part of these accounts

Statement of Financial Activities
for the Year Ended 31 December 2025

	Note	*Unrestricted Funds* £	*Restricted Funds* £	TOTAL FUNDS 2025 £	2024 £
Income and endowments					
Income and endowments from donors	6(a)	124,675	100	124,775	151,550
Other voluntary Income and endowments	6(b)	-	-	-	-
Income from charitable and ancillary trading	6(c)	90,987	-	90,987	80,416
Other ordinary income and endowments	6(d)	-	-	-	-
Income from investments	6(e)	60,179	-	60,179	12,833
Total Income and endowments		**275,841**	**100**	**275,941**	**244,800**
Expenditure					
Grants	7(a)	735	120	855	71,788
Activities directly related to the work of the church	7(b)	212,431	5,496	217,926	467,279
Church management and administration	7(c)	104,306	-	104,306	132,050
Total Expenditure		**317,471**	**5,616**	**323,087**	**671,117**
Net Income/(Expenditure)		**(41,630)**	**(5,516)**	**(47,146)**	**(426,317)**
Net Transfers Between Funds		**(1,935)**	**1,935**	**-**	**-**
Surplus/(Deficit) for Year		**(43,565)**	**(3,581)**	**(47,146)**	**(426,317)**
Balances Brought Forward at 1 January 2025		**2,651,246**	**70,158**	**2,721,404**	**3,147,721**
Balances Carried Forward at 31 December 2025	5	**2,607,681**	**66,577**	**2,674,258**	**2,721,404**

Notes 1–10 attached form part of these accounts

1 Accounting Policies

a *General*

The financial statements have been prepared in accordance with the Church Accounting Regulations 2006 and the Statement of Recommended Practice on Accounting and Reporting by Charities (FRS 102), and applicable accounting standards. The financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value.

b *Funds*

General funds represent the funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purposes of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted. The accounts include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body nor those that are informal gatherings of Church members.

c *Income and endowments*

Collections are recognised when received by or on behalf of the PCC. Planned giving receivable under Gift Aid is 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 accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain. Funds raised by events and from the sale of books and magazines are accounted for gross. Rental income from the letting of church premises is recognised when the rental is due.

Dividends and interest are accounted for when received.
Realised gains or losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31 December. Investments are valued at market value at 31 December.

d *Expenditure*

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the PCC.

The diocesan quota is accounted for when payable. Any quota unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the Balance Sheet.

e *Current assets*

Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectable. Marketable securities include funds held with a third-party investment management firm to generate income.

f *Fixed assets*

Consecrated land and buildings and moveable church furnishings: Consecrated and beneficed property is excluded from the accounts by section 10 of the Charities Act 2011. No value is placed on moveable 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 expenditure incurred during the year on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvements, is written off in the Statement of Financial Activities and separately disclosed.

The two flats owned by the PCC & used to house staff members are classified as charity assets and are included in the financial statements at fair value in accordance with the Charities Statement of Recommended Practice (SORP) and the Charities Act 2011. Fair value is determined annually based on an independent professional valuation or the best available market evidence. Changes in fair value are transferred to the Revaluation Reserve as gains or losses on revaluation. The properties are not depreciated in line with the SORP's guidance on investment properties. The difference between the total rental income received on the two flats and the estimated market rental is disclosed in the Notes.

g *Furniture & equipment*

Purchases of fixtures, fittings, furniture and office equipment are written off when the asset is acquired.

h *Donated goods, facilities and services, including volunteers*

Donated professional services, goods, and facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), time spent by volunteers is not recognised in the financial statements, and the annual report contains more information about their contribution.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

2 **Fixed Assets**

	2025	2024
	£	£
Properties owned by the PCC & rented to members of staff	1,205,000	1,205,000

3 **Debtors**

	2025	2024
	£	£
Gift Aid recoverable	8,377	4,839
Prepayments & other debtors	4,865	2,250
Balance 31 December	**13,242**	**7,090**

4 **Creditors - Amounts falling due within one year**

	2025	2024
	£	£
Other creditors	10,654	16,814
Balance 31 December	**10,654**	**16,814**

5 **Movement in Funds**

	General	Designated	Total Unrestricted	Restricted	TOTAL 2025	TOTAL 2024
	£	£	£	£	£	£
Balance 31 December 2024	**196,911**	**2,454,335**	**2,651,246**	**70,158**	**2,721,404**	**3,147,721**
Income and endowments (note 6)	207,862	7,800	215,662	100	215,762	231,966
Expenditure (note 7)	(289,852)	(27,619)	(317,471)	(5,616)	(323,087)	(671,117)
Transfers between funds (notes 6 & 7)	(1,935)	-	(1,935)	1,935	-	-
Gain/(loss) on investments	60,179	-	60,179	-	60,179	12,833
Surplus/(deficit) for the year	(23,746)	(19,819)	(43,565)	(3,581)	(47,146)	(426,317)
Balance 31 December 2025	**173,165**	**2,434,516**	**2,607,681**	**66,577**	**2,674,258**	**2,721,404**

Income and endowments

	General	Designated	Total Unrestricted	Restricted	TOTAL 2025	TOTAL 2024
	£	£	£	£	£	£
a *Income and endowments from donors*						
Approved by the Parochial Church Council on 9 March 2026						
and signed on its behalf on 9 March 2026 by:	82,743	-	82,743	100	82,843	90,183
Tax recoverable through Gift Aid	21,041	-	21,041	-	21,041	22,546
Other planned giving (not Gift Aidable)	20,891	-	20,891	-	20,891	37,497
Collections	-	-	-	-	-	1,325
	124,675	-	124,675	100	124,775	151,550
b *Other voluntary Income and endowments*						
Grants	-	-	-	-	-	-
c *Income from charitable and ancillary trading*						
Buildings income	80,577	-	80,577	-	80,577	73,019
Housing income	-	7,800	7,800	-	7,800	3,000
PCC fees for services	2,610	-	2,610	-	2,610	4,397
	83,187	7,800	90,987	-	90,987	80,416
d *Other ordinary income and endowments*						
None received	-	-	-	-	-	-
			-			
e *Income from investments*			-			
Investments	60,179	-	60,179	-	60,179	12,833
	60,179	-	60,179	-	60,179	12,833
Total Income and endowments	**268,041**	**7,800**	**275,841**	**100**	**275,941**	**244,800**
Transfers from other funds	**-**	**-**	**-**	**1,935**	**1,935**	**2,750,000**
Total	**268,041**	**7,800**	**275,841**	**2,035**	**277,875**	**2,994,800**

Parochial Church Council of St Thomas with St Stephen, Telford Park
Notes to the Financial Statements for the Year Ended 31 December 2025

7 **Expenditure**

		General	Designated	Total Unrestricted	Restricted	TOTAL 2025	TOTAL 2024
		£	£	£	£	£	£
a	*Grants*						
	Charitable Contributions	735	-	735	120	855	71,788
b	*Activities directly related to the work of the church*						
	Ministry						
	Diocesan quota	110,000	-	110,000	-	110,000	110,000
	Clergy expenses	1,481	-	1,481	-	1,481	2,169
	Worship-related expenses	8,112	-	8,112	150	8,262	8,963
	Youth work	289	-	289	5,346	5,635	5,136
	Other ministry expenses	102	-	102	-	102	1,089
	Church maintenance & running expenses						
	Utilities	22,151	-	22,151	-	22,151	25,801
	Maintenance	16,323	-	16,323	-	16,323	153,900
	Redevelopment of St Thomas' Church	-	20,776	20,776	-	20,776	22,300
	Other running expenses	23,368	-	23,368	-	23,368	20,895
	Training	297	-	297	-	297	1,506
	Housing expenses	2,688	6,843	9,531	-	9,531	29,837
	Furniture & equipment	-	-	-	-	-	85,683
		184,812	27,619	212,431	5,496	217,926	467,279
c	*Church management and administration*						
	Salaries	81,905	-	81,905	-	81,905	104,308
	Administration costs	22,400	-	22,400	-	22,400	27,742
		104,306	-	104,306	-	104,306	132,050
	Total Expenditure	**289,852**	**27,619**	**317,471**	**5,616**	**323,087**	**671,117**
	Transfers to other funds	(1,935)	-	(1,935)	-	(1,935)	(2,750,000)
	Total	**287,918**	**27,619**	**315,536**	**5,616**	**321,152**	**(2,078,883)**

8 Fund details

a *Unrestricted Funds*

The General Fund is disclosed separately in notes 7 and 8; the remaining Designated Funds are reported on a consolidated basis as Other Unrestricted Funds:

b *Restricted Funds*

The Restricted Funds hold funds donated for specific purposes and are disclosed below:

Fund Name	Type	Subtype	Purpose
Community Garden	Restricted	None	Supports the activities of the Community Garden Group.
Families Mission Fund	Restricted	None	Allocated for specific mission activities.
Grant Fund	Restricted	None	Gift for general work of the church, to be spent at the vicar's discretion.
Local Area Fund	Restricted	None	Gift for local community activities to be spent at the vicar's discretion.
Parish Sharing Fund	Restricted	None	Provides grants or loans to congregation members in need.
Wednesday Club	Restricted	None	Supports the activities of the Wednesday Club.
Worship Development Fund	Restricted	None	Funds to develop church worship.
Youth Work Fund	Restricted	None	Specific gifts to support youth work, again with a broad remit.

Year Ended 31 December 2025

Fund Name	Opening balance	Income	Expenditure	Transfers between	Closing balance
Community Garden	**542**	-	-	-	**542**
Families Mission Fund	**500**	-	-	-	**500**
Grant Fund	**30,000**	-	-	-	**30,000**
Local Area Fund	**25,000**	-	-	-	**25,000**
Parish Sharing Fund	**3,032**	-	(270)	-	**2,762**
Wednesday Club	**629**	100	-	-	**729**
Worship Development Fund	**7,044**	-	-	-	**7,044**
Youth Work Fund	**3,411**	-	(5,346)	1,935	**-**
Total	**70,158**	**100**	**(5,616)**	**1,935**	**66,577**

9 Staff Costs

	2025	2024
	£	£
Wages and salaries	68,818	93,912
Employer's national insurance costs	7,383	3,710
Pension costs (defined contribution schemes)	5,705	6,686
Total	**81,905**	**104,308**

At year end, the PCC employed six staff, none of whom earned more than £60,000 pa. Apart from the clergy expenses included in Note 7 above, there were no expenses reimbursed to PCC members incurred in carrying out their role, and no PCC member received any remuneration for carrying out their role as a trustee.

10 Independent Examiner

The independent examiner was paid £430 during the year for his services in respect of examining the church accounts for the year ended 31 December 2024. The independent examiner will be paid £450 in 2026 for his work examining the church accounts for the year ended 31 December 2025. We are grateful for his work.

11 Housing subsidy

The PCC provides housing for members of staff in the two flats it owns. These arrangements are consistent with advancing the PCC's charitable purposes and are deemed necessary to enable those staff to carry out their duties effectively. The flats are rented at subsidised rates, approved by the trustees and in line with HMRC guidance. During the year, the total rental income received for these properties was £7,800. The estimated market rental value of the flats is £54,200, resulting in a subsidy of £46,400.

St Thomas with St Stephen

Parochial Church Council of

ST THOMAS WITH ST STEPHEN

TELFORD PARK

Financial Statements
For the year ended 31 December 2025

09/03/2026

Approved by the Parochial Church Council on 9 M
and signed on its behalf on 9 March 2026 by:

THE CHURCH OF ENGLAND

General Fund cumulative surplus is £173,165

The St Thomas with St Stephen (STwSS) General Fund generated a deficit of £23,746 in 2025 (2024: deficit £2,867,682). The General Fund surplus carried forward at 31 December 2025 is £173,165 (2024 surplus: £196,911).

The current year deficit of £23,746 is made up of a deficit of £21,812 on income and expenditure, plus a net transfer of £1,935 to other funds.

Total giving has reduced, although the congregation continued to give generously and prayerfully

General Fund income	2025	2024	Change
Giving income	124,675	140,066	(11)%
Buildings income	80,577	73,019	10%
PCC fees for services	2,610	4,397	(41)%
Interest & dividend income	60,179	(57)	-
Sale of St Stephen's	-	-	-
Total	268,041	217,425	23%

General giving decreased by £15,391 compared to last year.

Buildings income increased by £7,558, reflecting an increase after the temporary closure of St Thomas' during 2024 for building work.

Additional income received in the year included £7,800 in Housing income (from the two properties purchased by the Church and let out to staff) and £60,179 from the prudent investment of the residual sale proceeds. These amounts are held in Designated Funds and do not appear in the General Fund balances above. See the Notes section of this report for more details.

Parish Support Fund payment was unchanged at £110,000

General Fund expenditure	2025	2024	Change
Diocesan Parish Support Fund	110,000	110,000	-
Buildings	61,843	65,318	(5)%
Salaries	81,905	104,308	(21)%
Other General Fund expenses	36,104	55,481	(35)%
Total	289,852	335,107	(14)%

The parish's contribution to the Diocesan Parish Support Fund, which funds clergy in this & other parishes, was unchanged at £110,000.

Spend on buildings decreased by £3,475.

General Fund expenditure on Buildings decreased by £3,475 year on year.

Salary costs have decreased slightly due to reduced staff levels. Other General Fund expenses decreased by £19,377 compared to the prior year.

The PCC will continue to closely monitor its income and expenditure

The PCC is very grateful to everyone who contributed their money, time, and prayer to support the parish in 2025, and pray for your continued support in 2026.

I report on the accounts of the PCC for the year ended 31 December 2025, which are set out on pages 3 to 9.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. The church's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of Association of Chartered Certified Accountants (ACCA).

It is my responsibility to:

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

Basis of independent examiner's report

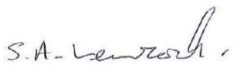
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Windsor Lodge
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09 March 2026

Balance Sheet
at 31 December 2025

	Note	2025	2024
		£	£
Fixed Assets	2		
Operational properties	1(f,g)	1,205,000	1,205,000
		1,205,000	**1,205,000**
Current Assets			
Cash at bank and in hand		64,975	140,237
Marketable securities	1(e)	1,401,694	1,385,890
Debtors	3	13,242	7,090
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Restricted		66,577	70,158
## Endowment		-	-
Total Parish Funds		**2,674,258**	**2,721,404**

Approved by the Parochial Church Council on 9 March 2026
and signed on its behalf on 9 March 2026 by:



Dennis Church, Treasurer

Notes 1–10 attached form part of these accounts

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for the Year Ended 31 December 2025

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Income and endowments from donors	6(a)	124,675	100	124,775	151,550
Other voluntary Income and endowments	6(b)	-	-	-	-
Income from charitable and ancillary trading	6(c)	90,987	-	90,987	80,416
Other ordinary income and endowments	6(d)	-	-	-	-
Income from investments	6(e)	60,179	-	60,179	12,833
Total Income and endowments		**275,841**	**100**	**275,941**	**244,800**
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Net Transfers Between Funds		**(1,935)**	**1,935**	**-**	**-**
Surplus/(Deficit) for Year		**(43,565)**	**(3,581)**	**(47,146)**	**(426,317)**
Balances Brought Forward at 1 January 2025		**2,651,246**	**70,158**	**2,721,404**	**3,147,721**
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Realised gains or losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31 December. Investments are valued at market value at 31 December.

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Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the PCC.

The diocesan quota is accounted for when payable. Any quota unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the Balance Sheet.

e *Current assets*

Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectable. Marketable securities include funds held with a third-party investment management firm to generate income.

f *Fixed assets*

Consecrated land and buildings and moveable church furnishings: Consecrated and beneficed property is excluded from the accounts by section 10 of the Charities Act 2011. No value is placed on moveable 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 expenditure incurred during the year on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvements, is written off in the Statement of Financial Activities and separately disclosed.

The two flats owned by the PCC & used to house staff members are classified as charity assets and are included in the financial statements at fair value in accordance with the Charities Statement of Recommended Practice (SORP) and the Charities Act 2011. Fair value is determined annually based on an independent professional valuation or the best available market evidence. Changes in fair value are transferred to the Revaluation Reserve as gains or losses on revaluation. The properties are not depreciated in line with the SORP's guidance on investment properties. The difference between the total rental income received on the two flats and the estimated market rental is disclosed in the Notes.

g *Furniture & equipment*

Purchases of fixtures, fittings, furniture and office equipment are written off when the asset is acquired.

h *Donated goods, facilities and services, including volunteers*

Donated professional services, goods, and facilities are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), time spent by volunteers is not recognised in the financial statements, and the annual report contains more information about their contribution.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

2 **Fixed Assets**

	2025	2024
	£	£
Properties owned by the PCC & rented to members of staff	1,205,000	1,205,000

3 **Debtors**

	2025	2024
	£	£
Gift Aid recoverable	8,377	4,839
Prepayments & other debtors	4,865	2,250
Balance 31 December	**13,242**	**7,090**

4 **Creditors - Amounts falling due within one year**

	2025	2024
	£	£
Other creditors	10,654	16,814
Balance 31 December	**10,654**	**16,814**

5 **Movement in Funds**

	General	Designated	Total Unrestricted	Restricted	TOTAL 2025	TOTAL 2024
	£	£	£	£	£	£
Balance 31 December 2024	**196,911**	**2,454,335**	**2,651,246**	**70,158**	**2,721,404**	**3,147,721**
Income and endowments (note 6)	207,862	7,800	215,662	100	215,762	231,966
Expenditure (note 7)	(289,852)	(27,619)	(317,471)	(5,616)	(323,087)	(671,117)
Transfers between funds (notes 6 & 7)	(1,935)	-	(1,935)	1,935	-	-
Gain/(loss) on investments	60,179	-	60,179	-	60,179	12,833
Surplus/(deficit) for the year	(23,746)	(19,819)	(43,565)	(3,581)	(47,146)	(426,317)
Balance 31 December 2025	**173,165**	**2,434,516**	**2,607,681**	**66,577**	**2,674,258**	**2,721,404**

Income and endowments

	General	Designated	Total Unrestricted	Restricted	TOTAL 2025	TOTAL 2024
	£	£	£	£	£	£
a *Income and endowments from donors*						
Approved by the Parochial Church Council on 9 March 2026						
and signed on its behalf on 9 March 2026 by:	82,743	-	82,743	100	82,843	90,183
Tax recoverable through Gift Aid	21,041	-	21,041	-	21,041	22,546
Other planned giving (not Gift Aidable)	20,891	-	20,891	-	20,891	37,497
Collections	-	-	-	-	-	1,325
	124,675	-	124,675	100	124,775	151,550
b *Other voluntary Income and endowments*						
Grants	-	-	-	-	-	-
c *Income from charitable and ancillary trading*						
Buildings income	80,577	-	80,577	-	80,577	73,019
Housing income	-	7,800	7,800	-	7,800	3,000
PCC fees for services	2,610	-	2,610	-	2,610	4,397
	83,187	7,800	90,987	-	90,987	80,416
d *Other ordinary income and endowments*						
None received	-	-	-	-	-	-
			-			
e *Income from investments*			-			
Investments	60,179	-	60,179	-	60,179	12,833
	60,179	-	60,179	-	60,179	12,833
Total Income and endowments	**268,041**	**7,800**	**275,841**	**100**	**275,941**	**244,800**
Transfers from other funds	**-**	**-**	**-**	**1,935**	**1,935**	**2,750,000**
Total	**268,041**	**7,800**	**275,841**	**2,035**	**277,875**	**2,994,800**

Parochial Church Council of St Thomas with St Stephen, Telford Park
Notes to the Financial Statements for the Year Ended 31 December 2025

7 **Expenditure**

		General	Designated	Total Unrestricted	Restricted	TOTAL 2025	TOTAL 2024
		£	£	£	£	£	£
a	*Grants*						
	Charitable Contributions	735	-	735	120	855	71,788
b	*Activities directly related to the work of the church*						
	Ministry						
	Diocesan quota	110,000	-	110,000	-	110,000	110,000
	Clergy expenses	1,481	-	1,481	-	1,481	2,169
	Worship-related expenses	8,112	-	8,112	150	8,262	8,963
	Youth work	289	-	289	5,346	5,635	5,136
	Other ministry expenses	102	-	102	-	102	1,089
	Church maintenance & running expenses						
	Utilities	22,151	-	22,151	-	22,151	25,801
	Maintenance	16,323	-	16,323	-	16,323	153,900
	Redevelopment of St Thomas' Church	-	20,776	20,776	-	20,776	22,300
	Other running expenses	23,368	-	23,368	-	23,368	20,895
	Training	297	-	297	-	297	1,506
	Housing expenses	2,688	6,843	9,531	-	9,531	29,837
	Furniture & equipment	-	-	-	-	-	85,683
		184,812	27,619	212,431	5,496	217,926	467,279
c	*Church management and administration*						
	Salaries	81,905	-	81,905	-	81,905	104,308
	Administration costs	22,400	-	22,400	-	22,400	27,742
		104,306	-	104,306	-	104,306	132,050
	Total Expenditure	**289,852**	**27,619**	**317,471**	**5,616**	**323,087**	**671,117**
	Transfers to other funds	(1,935)	-	(1,935)	-	(1,935)	(2,750,000)
	Total	**287,918**	**27,619**	**315,536**	**5,616**	**321,152**	**(2,078,883)**

8 Fund details

a *Unrestricted Funds*

The General Fund is disclosed separately in notes 7 and 8; the remaining Designated Funds are reported on a consolidated basis as Other Unrestricted Funds:

b *Restricted Funds*

The Restricted Funds hold funds donated for specific purposes and are disclosed below:

Fund Name	Type	Subtype	Purpose
Community Garden	Restricted	None	Supports the activities of the Community Garden Group.
Families Mission Fund	Restricted	None	Allocated for specific mission activities.
Grant Fund	Restricted	None	Gift for general work of the church, to be spent at the vicar's discretion.
Local Area Fund	Restricted	None	Gift for local community activities to be spent at the vicar's discretion.
Parish Sharing Fund	Restricted	None	Provides grants or loans to congregation members in need.
Wednesday Club	Restricted	None	Supports the activities of the Wednesday Club.
Worship Development Fund	Restricted	None	Funds to develop church worship.
Youth Work Fund	Restricted	None	Specific gifts to support youth work, again with a broad remit.

Year Ended 31 December 2025

Fund Name	Opening balance	Income	Expenditure	Transfers between	Closing balance
Community Garden	**542**	-	-	-	**542**
Families Mission Fund	**500**	-	-	-	**500**
Grant Fund	**30,000**	-	-	-	**30,000**
Local Area Fund	**25,000**	-	-	-	**25,000**
Parish Sharing Fund	**3,032**	-	(270)	-	**2,762**
Wednesday Club	**629**	100	-	-	**729**
Worship Development Fund	**7,044**	-	-	-	**7,044**
Youth Work Fund	**3,411**	-	(5,346)	1,935	**-**
Total	**70,158**	**100**	**(5,616)**	**1,935**	**66,577**

9 Staff Costs

	2025	2024
	£	£
Wages and salaries	68,818	93,912
Employer's national insurance costs	7,383	3,710
Pension costs (defined contribution schemes)	5,705	6,686
Total	**81,905**	**104,308**

At year end, the PCC employed six staff, none of whom earned more than £60,000 pa. Apart from the clergy expenses included in Note 7 above, there were no expenses reimbursed to PCC members incurred in carrying out their role, and no PCC member received any remuneration for carrying out their role as a trustee.

10 Independent Examiner

The independent examiner was paid £430 during the year for his services in respect of examining the church accounts for the year ended 31 December 2024. The independent examiner will be paid £450 in 2026 for his work examining the church accounts for the year ended 31 December 2025. We are grateful for his work.

11 Housing subsidy

The PCC provides housing for members of staff in the two flats it owns. These arrangements are consistent with advancing the PCC's charitable purposes and are deemed necessary to enable those staff to carry out their duties effectively. The flats are rented at subsidised rates, approved by the trustees and in line with HMRC guidance. During the year, the total rental income received for these properties was £7,800. The estimated market rental value of the flats is £54,200, resulting in a subsidy of £46,400.