ST GEORGE'S
TUFNELL PARK

THE ANNUAL REPORT AND FINANCIAL STATEMENTS FOR ST GEORGE & ALL SAINTS TUFNELL PARK 2025

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT GEORGE AND ALL SAINTS TUFNELL PARK

CHARITY INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2025

Members of the Parochial Church Council	Alexandra Lilley	Vicar and chair
	James Anderson	Curate
	Catherine McGowan	Church Warden, Gift secretary
	David Wilson	Church Warden, Deanery Synod Lay Representative
	Beatrice Monney	Deputy Warden
	Ruth Hayes	Treasurer
	Sophie Wastcoat	Secretary
	Andrew Cooper (deceased, November 2025)	
	Heather Hylton	
	Tim McDowall	
	Gemma West (appointed 26 January 2025)	
	Nia Moseley-Roberts (appointed 29 June 2025)	
Charity Registration Number	1134714	
Principal Address	St George's Church Crayford Road Tufnell Park London N7 0ND	
Independent Examiner	Nicola Harrison CA Stewardship 1 Lamb's Passage London EC1Y 8AB	
Bankers	CAF Bank Limited	

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ST GEORGE AND ALL SAINTS TUFNELL PARK
ANNUAL REPORT 2025

The PCC of St George and All Saints Tufnell Park is registered as a charity (no. 1134714). Our address is: St George's Church, Crayford Road, Tufnell Park, London N7 0ND.

AIMS AND PURPOSES

St George and All Saints Parochial Church Council (PCC) has the responsibility of co-operating with the vicar, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

INTRODUCTION

This year marked the 50th anniversary of St George's church building in Crayford Road and we celebrated in style, with Bishop Joanne leading a joyful Sunday service (despite the fire alarm…) and a wonderful community party, attended by many, including members of the Tufnell family. We looked back at the original bold vision for the church building in 1975, and gave great thanks to God for the provision of funds, which enabled the long-anticipated roof works to begin in August (completed in January 2026). A milestone year!

In June, Jimmy was ordained deacon at St Paul's Cathedral, having been on an exciting journey of reinvigorated faith over the past years. We are deeply grateful for his ministry at St George's, which encompasses everything from puppeteering at Bubble Church to theologically rich sermons.

We also welcomed an intern on the Ministry Experience Scheme, Olivia Robinson, who has been a huge blessing to the church, including starting a new craft-and-chat ministry – Made by St George's – at the Tufnell Park Tavern, and who has transformed our social media presence.

We received the offer of funding for an Estates Minister, as part of a wider Area scheme, but have unfortunately not been able to recruit for this role so far.

During the summer, Alexandra took a sabbatical, having been serving in ordained ministry for eleven years. The Revd Shawn Woods, Curate at St Mary Hornsey Rise, stepped in to cover several services, as well as being present during the week, and Jimmy was plunged into the deep end as newly ordained minister, together with Martina, Steve and the PCC to keep to the show on the road. The church showed how brilliantly they could work together, with everyone sharing their gifts and skills.

We were very sorry to say goodbye to Stephen Mawhinney at the end of August. Steve had served as our children's worker for nearly eight years, building up the children's ministry with energy, excellence and passion. Steve led Children's Church and our All-Age services with imaginative creativity; he helped run Tufnell Tots, including his very popular circle time; built a strong relationship with Tufnell Park Primary school, through a weekly lunch club and

assemblies; and launched Bubble Church at the end of 2023. His legacy continues, but he is very missed.

Joan, who has served in myriad ways as a key volunteer, particularly in ensuring that the elements for worship are well prepared, as well as serving tea and coffee at Tufnell Tots, also decided to step back at the end of the summer. We give thanks to God for her quiet way of serving behind the scenes so beautifully and effectively for many years.

In wider circles, Bishop Joanne left her Stepney Area role in September to become a diocesan bishop, and in October, it was announced that Bishop Sarah would be leaving her role as Bishop of London, to become the first female Archbishop of Canterbury.

Closer to home, we experienced a great loss in November, with the sudden death of Andrew Cooper, in a climbing accident in Tasmania. Andrew had worshipped at St George's for eight years and was a resident of the Vicarage during this time, contributing in countless ways: a PCC member; on the Eco Church steering group; part of the Bubble Church team; welcome team; reading team; prayer team; occasional preacher and, of course, a core part of Open House. He had helped champion the surplus food collections for this, and for the Wellbeing Café, and inspired us all with his love of all people and passionate faith in Christ. Jimmy led a prayer vigil the day after his shocking death, and Alexandra took his funeral mid-December in Australia, which was streamed in the church, ahead of a memorial service at St George's in January 2026.

Through these ups and downs, 2025 was a year of deepening and strengthening relationships, both within the congregation and outwards into the local neighbourhood. A huge thank you to everyone who is part of the rich and diverse community of St George's, and to everyone who has kindly contributed to this report.

WORSHIP, DISCIPLESHIP & PASTORAL CARE

WORSHIP & PRAYER

Our Sunday services of Holy Communion took place weekly at 10.30am. There is a *tremendous* group of volunteers who enable Sunday services to happen, from the welcome team, sound desk, Bible readers, prayer team and so on. Roo has continued to lead the music brilliantly, together with a growing group of regular musicians, including Richard on guitar, Corin on percussion and Dan on vocals. We primarily followed the lectionary, but had a mini-series on the life of Joseph during the Summer. We give thanks for our in-house lay preachers this year, in addition to the clergy: Daniela, Corin, Andrew, Sara, Martina and Olivia. We also enjoyed the input from guest preachers: Buki Fatona, Rob Merchant, Martin Hornbuckle and Em Coley. Average weekly attendance rose very slightly to 45 people, with increases at Easter and Christmas, plus a small number joining us online. An excellent choir was formed by Roo for the Christmas Carol service, and Beer and Carols absolutely packed out the Tufnell Park Tavern.
In April we joyfully baptised five members of the church: Georgia, Alanna, Daniel, Tania and Henry, and in July we had our first Bubble Church baptism, that of Jojo.

Our weekly prayer meeting is at 8am on Wednesdays is small; prayers are also shared regularly on the church's WhatsApp group, including a special series of reflections during

Lent led by many members of the church. In October, we held a week of prayer, especially lifting up the building project for safety and protection, as well as praying for provision of funding and for the vacancies. We also held some quiet, prayerful evening reflections during Advent in the Chapel.

CHILDREN'S CHURCH AND ALL AGE SERVICES

Children's Church was a place of discovery, growing faith, big questions and a good measure of silly games too. Huge thanks to those who volunteer at Children's Church, especially to Cecily, who took on oversight of the curriculum after Steve's departure, as well as Jimmy, Martina and Ruth. In 2025, there were 26 children who attend Sundays occasionally or regularly at St George's, with an average of ten per Sunday.

The lack of provision suitable for older children needs to be addressed in the year ahead. A North Islington Youth Hub was launched this year, bringing together secondary school aged children from across seven churches in this part of the borough once a month for an evening of fun and faith formation. A couple of members of the church have attended and it is hoped that this connection might be strengthened. Provision on Sundays for a new older group will require additional volunteers – and perhaps the impetus and leadership of a new Children and Families' Worker (currently being recruited).

We held All-Age services on the first Sunday of the month, as well as during the summer. It has been a delight to have some more of the children step up to read the Bible at the services, as well as their fantastic input into the games and action songs.

BUBBLE CHURCH

Bubble Church is a half-hour church service aimed at younger children (under 8s) that uses puppets, action songs and crafts to share the Gospel, led by a brilliant team that includes older children – a special thanks to Zoe, Jessica and Susanna. The hope is that this service helps provide a bridge for the families that we encounter at Tufnell Tots and Sensory Drop-in who may find our regular church service too long or too grown up. It takes place on the second Sunday of each month at 9.30am. Attendance has continued to be variable, with an increase around the big festivals.

LEARNING

This year we ran just one course centrally: a home-devised Lent course called: 'Why did God make me?' This explored questions of calling and vocation and was led by Alexandra, Jimmy and Martina and covered the following topics:

- What is vocation? [The universal call from God]
- What is *my* vocation? [The particular call - my gifts - my wounds]
- What are the needs of the world? [Where my calling is applied - seeking justice - bringing beauty/creativity - sharing faith]
- How to sustain my calling [Holy habits - walking closely with Christ].

One member of the church completed their Certificate in Christian Studies through St Edmund's, and another embarked on their final year.

GIVING

The focus in the financial year 2025 has been on continuing to raise funds for planned major works on the roof.

Grants were gratefully received from Cloudesley, Garfield Weston and the Benefact Trust, and the PCC would also particularly like to thank all those individual church members and visitors alike, who have made donations to the Development fund.

It has been a tremendous achievement to raise the final total, and we give thanks to God that the building works have been finally completed in 2026.

In November, the whole church community mourned the sudden passing of Andrew Cooper. To commemorate his dedication to our Eco projects, a fund was set up to receive donations towards the Wellbeing Café, which collects, cooks and gives out surplus food. Over two thousand pounds has been raised, which will ensure the continuing provision of this socially important and sustainable project into 2026.

The PCC is also hugely appreciative of those who contribute to our General funds through regular and one-off donations via Cafbank, Stewardship and the Contactless Giving Station, as well as cash donations on Sunday collections and our donations box, to ensure our ongoing costs are met.

Tax is reclaimed from HMRC on all eligible donations, greatly increasing the overall total. The PCC is immensely grateful to all who give donations, time and talents with such a generous spirit to support the Church's mission and activities.

PASTORAL CARE

Here at St George's many members of the church contribute to pastoral care. Among them, residents of the vicarage play a significant part and yet, in the past two years, they have seen two of their young men, Michael Lilley, then Andrew Cooper die. At moments like this, many in our community step up to share their grief and offer solace and support. They also do this in smaller ways, offering gifts such as these through the trials and tribulations of everyday life. These acts of love are a key activity of our living church.

The pastoral team, led by Alexaandra, and supported by Jimmy, Martina, Olivia, Rosie H and pastoral assistants, Dan and Catherine, who have received appropriate training, aim to meet each month to think prayerfully about each person in the St George's community; to share concerns about those who may be facing challenging circumstances, such as health, disability, family or housing issues, as well as loss and bereavement.

The team discusses ways how we might help needs for spiritual, emotional and practical support and follows up in whatever way we can. Sometimes this relates to those who come to the regular Sunday services or to those who connect with the Church at its other regular events, such as Open House and the Wellbeing Café or the range of events for parents and children. Members of the team also pray for each other given that membership is not immunity against challenging times.

THE SANDPIT

The Sandpit has continued through 2025 as our brunch and WhatsApp prayer group ministry for mothers connected with St George's. We meet in person approximately once every half term.

The Sandpit is a space for mothers of any pre- and school-aged children navigating the terrain of faith and family life. The group is open to mums from all faith and non-faith backgrounds with an openness to exploring their relationship with God in this context. The focal point continues to be our brunch meet ups where mothers can come together for prayer and reflection, sharing a 'consolation' and 'desolation'; thanking God for our joys whilst lifting up the challenges we face. The established WhatsApp group also continues to support the group throughout the year, offering a space in which to share prayer requests and offer support and encouragement to one another between meetings.

We will take a pause on the brunch meet-ups for the start of 2026 whilst one of the organisers of the group is away on sabbatical but plan to resume after Easter.

ECO CHURCH

We believe that God calls us as a church to care for the earth and all that live in it. We seek to live sustainably both in community and personally. We are grateful to the Eco church organisation for providing a framework to review and change our practices as a church community and in our personal lives. We have completed the Eco Church audit to help identify the areas we could improve to help us express our care for God's world in our worship and teaching; in how we look after our buildings and land; in how we engage with our local community and in global campaigns, and in the personal lifestyles of our congregation. In 2019 we achieved the Bronze award and in 2024 achieved the Silver award. Our working group meets regularly to ensure these important issues continue to progress and we are now pushing on towards gold! We are pleased to have made some progress and highlight the following activities in the past year:

- Development of an environmental policy and work plan to better organise our efforts at improving in the 5 audit domains.
- Restart Parties to repair broken items, with additional activities such as clothes swaps and a toy swap – and unwanted items taken for textile recycling or to local charities.
- Regular mini education presentations in church services about: clothes sustainability, food waste and recycling.
- Creationtide series of talks focussed on encouraging us to engage with environmental issues on a personal and congregational level.
- Litter picks after church
- Ongoing regular monthly donation to the environmental charity, A Rocha
- New insulation installation as part of the roof project – and we are hoping to install a solar array in the coming year.

ACCESSIBILITY

The Accessibility Group (AG) works with the PCC and the office and congregation of St George's towards the vision outlined in our church Disability Statement. Members during the year were Hatty Crabtree (Chair), Ruth Hayes, Rosie Horridge, the Revd Alexandra Lilley, Catherine McGowan, Chris McGowan, and PCC Disability Champion, Gemma West. The AG met in February, April, September and November. It continued to focus on steps in its agreed Accessibility Action plan, as well as to respond to new concerns and possibilities.

A welcoming community: A key AG project during the year was development of guidance for Sunday Welcomers to increase the accessibility and inclusiveness of welcoming. The AG consulted the Welcomers, had conversations with individual congregation

members, and researched and discussed what changes might be helpful. It benefitted greatly from advice on the project – as on other aspects of its work during the year – from the 360° Accessibility Guidance and also personal input of the Revd John Beauchamp, Diocesan Disability Ministry Enabler. As well as producing the guidance, the AG discussed potential training needs and there is now a possibility for interested congregation members to express interest in, e.g. learning BSL.

A safe and welcoming space: Some of the work during the year related to the physical space. For example, the AG worked with the vicar and the office to ensure the outside areas – including the public footpath – were safer; and developed an approach to keeping the Accessible toilet area clear and cutting trip hazards in the main space and hallway. It also had early discussions about seating suitable for particular needs.

Communicating clearly and inclusively: The AG considered how to make notice boards and signage more suitable for a range of different users. This is a work in progress. It also began to look at the 'virtual space': how St George's website and electronic/digital communications serve those with accessibility requirements and do not lead to digital exclusion.

Making a reality of the radical welcome of the Kingdom: The AG continued to look to find ways to increase awareness, learning and theological reflection about disability and accessibility to inform our actions at St George's. For example, it arranged for Revd Em Coley of St Albans Diocese to preach on Jesus and Disability on Disability Awareness Sunday. Looking ahead to the coming year, the AG agreed that that there would be two sermons – some months apart – exploring disability theology and praxis and how St George's is taking forward work on greater inclusion and advocacy and to help enable discussion in the coming year about disability theology.

Praying for change: The AG encouraged congregation members' involvement in Through the Roof's Disability Awareness Week call to help create a continuous chain of people praying for disability inclusion in the Church for 24 hours at the time of DAS.

MISSION AND OUTREACH

TUFNELL TOTS

Tufnell Tots is our stay and play toddler group that runs from 10 to 11.30am on Thursday mornings during term time. It is highly popular – sometimes as many as 50 adults and 50 children – and full of fun! The children play with our many toys, while the adults enjoy tea, coffee and home-made cake (thanks to Liz Case) and then at the end we have Circle time, which features bubbles and action songs.

At the end of each term we have a special celebration; in Spring we had an Easter party; in July a Summer party; and in December we had a Christmas party, featuring a scratch nativity. A huge thanks to those who help regularly at Tufnell Tots: Marianne, Catherine and Gina.

WELLBEING CAFÉ

The Wellbeing Café has become a firmly established provision in the church's week, opening on Wednesdays in term time from 10.30am-1.30pm. It aims to reduce social isolation and encourage mutual support in a warm and welcoming space. It continues to be a place open to all, to drop in, have tea, coffee and sweet treats, but above all to meet new neighbours, see friends, enjoy a chat and stay on for nourishing food. Some attendees experience regular health, mobility and other issues, and we strive to offer support and encouragement as appropriate.

The seated exercises remain very popular. This year we said goodbye to Gee but welcomed Val who took over in leading us in gentle but health-giving exercises until December, when Tonia became the instructor.

From the autumn, we were also delighted to welcome our Intern, Olivia, who has encouraged knitting and other craft activities, as well as providing a listening ear, together with Catherine and others.

The food for the lunch is collected from supermarkets, primarily by Nic, which would otherwise be thrown away. It is a special and holy thing to redeem food waste into delicious meals. There is also a relationship with Octopus Community Garden, who often provide fresh herbs. Any food that cannot be used in the meal is offered on a table for people to take home.

Over the past year, the team of kitchen volunteers has grown – adding Serap, Santi and Martha to the existing excellent team of Nic, Martina and Bron. This expansion has fostered a sense of encouragement and community within the team. Additionally, we have received a 4* positive rating for food and hygiene from the Council health inspection.

Around 25-30 people attend the Wellbeing Café each week. In response to some recent challenging encounters and behaviours at the Café, we have revised our guidelines, which have been agreed upon by the PCC, to help maintain a safe and welcoming environment for everyone. We celebrate seeing a number of Cafe regulars attending our other community events such as the Pancake Party, and hope that all who attend experience something of God's love here with us.

OPEN HOUSE

The Vicarage opened its doors most Tuesday evenings, 6-8.30pm, for anyone who wanted to find friendship and a good meal. Attendance fluctuated between around eight and 25 people, but the food thankfully never runs out. Alexandra, Andrew, Alison and James hosted the evening and there is a core group who attend most weeks, and often a new face. The group is diverse and there is much care for one another. Towards the end of the evening, there's a time to share what people are grateful for, and sometimes a short story or poem too.

SCHOOLS WORK

We have two schools in our parish – Tufnell Park Primary and Yerbury. During the first half of the year, Steve and Alexandra continued to help at lunchtime on Fridays in Tufnell Park Primary, running fun activities in the playground, as well as having opportunities to share about the Christian faith through assemblies, RE lessons and church visits. After Steve's

departure, there has not been the capacity to continue with the lunch club, but it is hoped that this will pick up again when a new Children's Worker is appointed.

COMMUNITY EVENTS

We held two big community events in 2025 – our annual Pancake Party in February, which is always very popular and gathers around 250 people – and a special 50th anniversary party at the end of April. The parties always involve lots of games and fun – and plenty of food!

Due to the scaffolding and roof works, we were unable to hold any big parties in the latter half of the year, but held our breath with excitement about celebrating the new roof with the local community in the new year!

SENSORY DROP-IN

The sensory drop-in continued in its fortnightly, term-time on Saturdays rhythm. Sensory equipment, such as mini trampolines, therapy balls, wobble cushions and scooter boards are set out across our big church space, which is ideal for children who crave lots of movement, and the chapel is designated as a quieter space with sensory lighting, pop up tents, weighted blankets and soft textures for those who need to retreat from the action. At the end of the sessions, there is an optional 'Hometime Blessing' in the chapel, in which families are invited to take part in a simple action prayer and to receive a sensory blessing, often involving glitter, glo-sticks, feathers or bubbles.

The drop-in is designed for families with children of additional needs of all kinds, and this includes autism, ADHD, cerebral palsy, sensory processing disorder, learning or intellectual disabilities, dyslexia, dyspraxia, physical disabilities and trauma from adoption or fostering. No diagnosis is needed to access the drop-in – sessions are free – and we also offer a free lending library for families to take home and try out items such as weighted blankets, wobble cushions, stretchy sacks, and a range of books for both adults and children.

Rosie, who pioneered this ministry, led the sessions for the first half of the year, later handing over to Alison, and the rest of the team includes: Alexandra, Tiff, Laurel, Francesca and Olivia, with occasional help from Gemma and Ruth.

COUNSELLING

As we conclude our second year of operation, the Counselling Service has delivered high-quality, low-cost counselling to those in need, but we are now preparing to wind down the service as we move into 2026.

The goal was always to provide a safe, non-faith-based harbour for those feeling "stuck" or unhappy. Through our BACP-registered integrative approach, we have seen individuals find the strength to become their own agents of change. We have been honoured to walk alongside our neighbours as they navigated: loneliness and isolation; grief, shame, and addiction; anxiety and family relationship difficulties. During 2025, 75 hours of counselling was offered to 8 clients through 12-week integrative blocks.

To maintain the highest professional and ethical boundaries, the service will begin its final phase-out process. While we previously hoped to expand the team to include the congregation, we have decided to conclude this chapter of ministry at St George's.

Our priority for 2026 is a healthy and professional conclusion for all current clinical work, ensuring that our remaining clients are supported through their final sessions and, where necessary, referred to onward care.

This service was only possible because of the prayerful support and generosity of the St George's congregation, providing more than just a dedicated room: the foundation of grace that allowed this mission to thrive for two years.

Please pray for:

- Our clients: That the seeds of change planted during their 12 weeks will continue to grow.
- Our counsellor: For wisdom and peace as they conclude this specific ministry.
- The community: That those in Islington still seeking support will be guided to the resources they need.

RESTART PARTIES + CLOTHES SWAPS

We have held 14 Restart Parties since the beginning in 2021, with two Restart events in 2025. In those, we have looked at 25 items and saved 28kg of waste from landfill and 232 kg of CO2 from the atmosphere by fixing 16 of the items. There were seven textile repairs at November's Restart Party, where Catherine, Olivia and Jo mended clothing and other textile items that we can now add to the Restarters platform data collection tool.

Although it was a quieter year, it was also a year in which Helena did a PAT testing course and gained a certification. Sometimes people bring items just so that they can be checked for safety. The certification provides that safety checks at our Restart events can be done with confidence.

Our Restart Parties are not just for fixing devices and items; they are also for fixing people's relationship with their technical knowledge and their material-world confidence. Our volunteers and visitors are connecting through a useful and skilful application of attention, and it is a calm and uplifting space.

Bron has been wonderful in continuing her help with the refreshments, and Olivia has prepared fresh print-outs for the signage.

HOLLOWAY PARK

The former Holloway Prison site, now named Holloway Park, is nearly ten acres in our parish, and building works progressed rapidly this year. There will now be over 1,100 units built on the site, as well as a park, and Women's Building. Alexandra remains a director of Community Plan for Holloway (CP4H), which continues to have a desk in the mezzanine of the church. Alexandra is also on the Joint Steering Group (Peabody and Islington Council) as a community representative, shaping the future of the Women's Building, which will house myriad services for women who have been through or are at risk of entering the criminal justice system. Prayers are sought for how we engage well as a whole church with this major development and begin to plan a welcome for all the new residents to our parish.

SUPPORTING WORK

STAFF TEAM

At the end of 2025, we have two part-time paid members of staff:

- Parish Administrator – Ruth Hayes
- Operations and Development Manager – Kate Tolson.

We have three part-time self-employed workers:

- Roo Stewart, who leads our music/worship.
- Nic Whitworth, who is our surplus food collector and community cook.
- Gerry Heaney, who works ad hoc hours as a caretaker.

We also have a self-supporting curate, Jimmy Anderson; an ordinand, Martina Kwapong; an intern, Olivia Robinson.

The church relies on dozens of volunteers to carry out many of its activities, as discussed in the relevant sections of this report.

COMMUNICATIONS

We distributed flyers to the whole parish six times in the year: Spring, Summer and Autumn term cards, plus Easter and Christmas invitations, and a notice about the building works. We have around 1600 people on the church's database, and email those who have chosen to opt-in an email update roughly once a fortnight.

Our website had 10k visits last year, which has increased largely due to the work of Olivia, our intern. We have a small, but growing, following on Facebook (300) and Instagram (249).

BUILDING

New Roof: The big achievement for 2025 was the major project to replace the church roof. It was a team effort from so many people in the church and it is hugely appreciated the way we all worked together to ensure it happened. The works started on 7/8/25 and finished on 31/1/26 using the wonderful contractors DBC whose workmanship was excellent – even ensuring that the fascia panels were fitted at top and bottom with mesh to prevent insects getting between the layers and making nests - not something that anyone can see. There was a crisis at the start of the project regarding the requirement from our insurers, Ecclesiastical, that if we were to fit solar panels at a future date (they were aware we had an aim of doing so) we could not use the PIR insulation which was specified and costed, but had to use fire retardant mineral wool. The cost increase was £130,000, but the PCC was quick to make this decision in order not to unduly delay the project which was poised to go. During the works there were several issues which required use of the contingency within the budget and caused some time delays. These included: stiffening of the roof eaves, strengthening around the rooflights and revisions to the soffit suspension system.

The revised cost of the project following the insulation change in July was £997,177 incl. VAT. The total spent stands at £988,635 incl. VAT which includes the 2.5% retention that we hold in case of building defects and will be due to DBC in January 2027. We are immensely grateful to the grant making bodies who helped us achieve the new roof including

Cloudesley, Benefact Trust, Garfield Weston, Islington Council and the Stepney Area for their grant.

Solar: We look ahead now to the project to install solar panels on the roof. Some preparatory work took place during the main roof works - this includes so-called 'snorkels' which protrude above the roof surface and will connect to the PV panel cabling. We have already received some funding and are awaiting news of another application.

There are various elements in the preparation stage that are taking us time including establishing with the local power network the size of the array we can fit and working out how many panels the roof can support. The plans, including positions of each panel on the roof, exact site of the external battery enclosure and cabling routes need to be drawn up followed by seeking permissions and final quote for the work.

Compliance: All statutory checks continue to take place including fire systems, space heater and boiler servicing and gas checks, portable electrical appliance (PAT) testing and sanitary waste collection.

HIRERS

St George's Church Hall is leased to Les Petites Etoiles on a long-term contract. The rent increase is due from September 2025, but is still under negotiation at time of writing.

The following groups hired out the church regularly:

Along's Tea Dance (Sunday afternoons)

Young Dancers (Monday, Wednesday and Thursday afternoons) – this group ended their long period of hiring the church in September.

SLOW (Wednesday mornings – in the creche, plus some sibling workshops on Saturdays and occasional evening meetings)

Perform (Tuesday and Friday afternoons)

Cally Yoga (Tuesday evenings) – this arrangement came to an end in the autumn.

Achieve Arts / LAMDA (Saturday mornings)

The church remains a very popular venue for children's parties on Saturday afternoons.

Community Plan for Holloway rents a desk in the co-working space, and there are some ad hoc hires from people in the local area.

We are also advertising our various spaces on TagVenue, Sharesy and Just Park, and two new regular hirers started using the space in 2026.

GOVERNANCE

The charity is registered with the Charity Commission and operates under the Charities Act 2011. The governing documents for the charity are the Parochial Church Councils (Powers) Measure 1956 (as amended) and the Church Representation Rules.

The appointment of PCC members is governed by, and set out in, the Church Representation Rules. The PCC comprises ex-officio members (which includes clergy and churchwardens), elected members and co-opted members. The PCC organise elections annually before the Annual Parochial Church Meeting (APCM) to fill vacancies.
At the Annual Parochial Church Meeting, held on 11 May, there were 56 names on the electoral roll, having lost 11 people and gained 14.

The following people were elected to the PCC at the APCM, together with the Vicar, Alexandra Lilley:
Church Warden: Catherine McGowan (also Gift Secretary)
Church Warden and Deanery Synod Lay Representative: David Wilson
Deputy Church Warden: Beatrice Monney (known as Maame Serwaa)
Treasurer: Ruth Hayes
James Anderson (Ordinand, then Curate)
Andrew Cooper [Deceased November 2025]
Heather Hylton
Tim McDowall (also Children's Champion)
Sophie Wastcoat (Secretary)

Gemma West and Nia Roberts were co-opted after the APCM.

The PCC met ten times during the year to make decisions regarding the vision and mission activities of the church; to discuss and approve the annual budget and significant expenditure brought from the finance committee; to be kept abreast of safeguarding issues; to make decisions regarding the fabric of the building, having received reports from the Operations meeting. The Standing Committee sets the agenda for the meeting.

The Standing Committee consisted of the vicar, curate, churchwardens, treasurer and secretary.

The Finance and Fundraising sub-group consisted of the Standing Committee.

The Operations meeting took place monthly, and consisted of the Operations and Development Manager (Chair), the Vicar, churchwardens and treasurer.

There is also an Eco Church group and an Accessibility group, which are open to anyone.

SAFEGUARDING

Every year, including this one, the PCC adopts the Church of England's House of Bishops' Safeguarding Policy. Additionally, PCC members took time to reflect on proactively promoting a healthy and safe church culture. With regard to the PCC's obligations to safeguard children and vulnerable adults, the members of the PCC confirm that they have complied with their duties under section 5 of the Safeguarding and Clergy Discipline Measure 2016.

This year we thanked Tiff Barker for six years of exemplary service as Safeguarding Officer and Steve Mawhinney as Deputy Safeguarding Officer as they stepped down and passed the roles on to Sara Coffey (PSO) and Michelle Delon (DSO). Tim McDowall continues as Children's Champion (acting as a voice for children in PCC meetings). Ruth Hayes has taken the lead on DBS checks with support from Sara and Michelle as evidence checkers. Sara and Michelle have completed their Safeguarding Leadership training which has helped them to think more deeply about embedding Safeguarding practice across all areas of church life.

We continue to use the Parish Safeguarding Dashboard tool to regularly review adherence to the safeguarding good practice guidance and requirements. Risk assessments regarding our church activities were created/updated on an ongoing basis and the Safer Recruitment process followed for those working or volunteering in specified roles. Thank you to all the volunteers for your cooperation, participating in training, adherence to the Code of Safer Working Practices and more.

DIOCESAN REPORT

The Diocese of London is the largest in the Church of England, with over 400 churches serving a diverse population of 4.2m north of the Thames and west of the Lea, with a vision for every Londoner to encounter the love of God in Christ.
In 2025, the Church continued to grow according to indicative statistics, contributing to attendance increases of around 20% since 2022.

The London Diocesan Fund (LDF) serves, supports and resources all parts of the Diocese by funding around 540 paid clergy and providing essential services so every parish benefits from strong pastoral and missional leadership.

The Ministry Team supported the formation and development of 540 paid clergy, 204 self-supporting clergy, 114 Licensed Lay Ministers, as well as over 100 exploring ordained or lay ministry.

Most stipendiary clergy are housed by the LDF. The Housing team completed over 3,000 repairs and planned maintenance tasks, alongside major retrofitting to improve housing quality and energy efficiency, contributing to net zero goals.

Parishes received wide-ranging practical support for ministry. The Property and Fundraising team helped secure nearly £16m of external investment towards building renovations, community engagement and mission.

Safeguarding practice was strengthened further, with 95% of parishes now using safeguarding dashboards. INEQE carried out an independent audit of diocesan safeguarding, which will provide recommendations for how to build on progress made to create a safer church.

This work was funded through parish contributions via the Common Fund (£24.3m) and LDF generated income (£12.8m) from grants and investments.

The LDF has also generated additional funds for mission-focused projects, now totalling £40m across their collective lifespan. Great progress was made in 2025, including:
Hackney & Islington Programme: 24 parishes supported, four new worshipping communities launched, lay leaders trained, and significant attendance growth.

Southall & Hounslow Project: strengthening intercultural ministry across 13 parishes with new multilingual congregations adding over 100 new disciples.
Tower Hamlets Mission Project: 89 young people came to faith and nearly 9,000 residents were engaged through new worshipping communities and outreach.
The Diocese also celebrated Bishop Sarah's appointment as Archbishop of Canterbury, giving thanks for her eight years as Bishop of London, marked by committed support for parish ministry, mission, safeguarding, and the diocesan priorities of becoming younger, safer and more racially just.

DEANERY SYNOD

Across 2025, the life of Islington Deanery Synod has reflected a shared commitment to prayer, discernment, and participation in God's mission. Bringing together clergy and lay representatives, Synod connects parishes with one another and the wider Church—offering space to share learning, engage common challenges, contribute to diocesan conversations, and discern how best to steward our resources for mission. In a context where many churches face pressures around finance, buildings, and capacity, there has also been a growing sense of opportunity: to deepen engagement with our communities and to learn from one another. Throughout the year, a consistent rhythm has shaped our meetings—gathering for worship, receiving input, and engaging in conversation—holding together the spiritual and practical dimensions of our shared calling.

March 2025 – Schools and Shared Leadership
The March Deanery Synod, hosted at St Mary's Islington, focused on the relationship between churches and schools. Contributions from local and diocesan leaders, including input from St John's Upper Holloway and the London Diocesan Board for Schools, were followed by small-group discussions that enabled deeper engagement. In synod business, nominations were approved for school governors and for a Deanery Synod-nominated Trustee to the Cloudesley Charity. These appointments reflected the deanery's ongoing commitment to shared leadership, governance, and the strengthening of our links with local schools.

June 2025 – Mission Across the Deanery
The June Synod, held at Hope Church (St Mary Magdalene), focused on mission across Islington, particularly engagement with estates, young people, and church planting. Presentations from those leading work in these areas were followed by discussion groups, enabling members to reflect on emerging initiatives and consider opportunities for collaboration. The meeting highlighted a growing emphasis on outward-facing ministry, alongside a recognition of both the opportunities and challenges of mission in this context.

November 2025 – Stewardship, Giving, and Sustainability
The November Synod, held at Christ Church Highbury, focused on giving, grants, and sustaining the finances of our churches. Input from Joe Allen (Area Finance Advisor, London Diocesan Fund) and representatives from the Cloudesley Charity, including Catherine Sorrell (Grants Manager), provided practical support for churches. A key highlight was guidance on grant writing—identifying funders, articulating outcomes and what funders are looking for, and building realistic budgets—alongside signposting to resources such as the Cornerstone grants database. Members were encouraged to share their own experiences of fundraising and stewardship, fostering mutual learning across the deanery. The meeting also included reflection on initiatives such as Rewild the Church, connecting financial stewardship with care for creation and the Church's wider mission.

Emerging Themes Across the Deanery

1. Deepening engagement with schools

The strong focus on schools reflects their continuing importance as places of mission, relationship, and presence within local communities. Governance, leadership, and partnership with schools remain a significant part of the deanery's shared life. Sadly, one of our church schools closed due to falling roll.

2. A renewed focus on mission

Across the year, there has been a growing emphasis on outward-facing ministry—particularly among young people, on local estates, and through new expressions of church. This signals a desire not simply to sustain existing structures, but to engage afresh with the communities we are called to serve.

3. Stewardship under pressure—and opportunity

Financial sustainability, buildings, and giving remain significant challenges. At the same time, there is evidence of creativity, shared learning, and a willingness to develop new approaches to stewardship and fundraising.

4. The distinctive role of the Cloudesley Charity

A distinctive feature of Islington Deanery is the support of Cloudesley, whose grants enable not only the maintenance of buildings but their development for mission and community use. This relationship is strengthened through deanery representation among trustees and through the Deanery/Cloudesley link role, which provides ongoing connection, oversight, and support. Together, this reflects both provision and responsibility: an opportunity to steward resources wisely for the sake of God's mission. A common liturgical refrain at synod is: "where would we be without Cloudesley!"

5. Collaboration and shared learning

A consistent pattern across synod meetings has been the use of discussion groups and shared conversation. This reflects a growing culture of collaboration, where parishes learn from one another and discern together best practice. This is not stealing or nicking from other churches but working together!

6. Care for creation as mission

The inclusion of initiatives such as Rewild the Church highlights an increasing awareness of environmental stewardship as integral to Christian mission, particularly in engaging younger generations and responding to the wider ecological crisis. Working with farmers will be crucial to its success.

Spiritual and Strategic Significance

Taken together, these themes suggest a deanery that is being invited to hold together faithfulness and imagination. There is a call not only to sustain what we have inherited, but to reimagine how our churches, buildings, and resources serve God's mission in this place. The provision available through the Cloudesley Charity, alongside diocesan support, creates space for creativity and development. At the same time, it raises important questions about stewardship: how we use these resources well, how we learn from one another, and whether there are opportunities for deeper collaboration across the deanery. The year also points to a growing integration of the spiritual and the practical. Conversations about finance, buildings, and governance are not separate from mission, but part of our response to God's call —rooted in prayer, expressed in service, and directed towards the flourishing of our communities.

Looking Ahead
As we look to 2026, several priorities emerge:

- Continuing to strengthen links with schools and local communities
- Developing and supporting mission initiatives, particularly among young people and on estates
- Growing in confidence and skill around stewardship, giving, and fundraising
- Deepening collaboration and shared learning across parishes
- Responding faithfully to the call to care for creation

Above all, there is an invitation to continue walking together as a deanery—sharing resources, wisdom, and encouragement—as we seek to follow Christ in this place.

FINANCE AND FUNDRAISING

The church was able to commence a major project to replace our roof during the course of the year, and the works were completed in early 2026.

We were extremely grateful to grant funders, especially Cloudesley, Garfield Weston, Benefact, the Stepney Area of the Diocese and Islington Council as well as to individuals who gave generously for this cause. We received £434,304 in restricted grants during the year, of which £391,814 was for the roof

The works had been planned for a long time but due to issues identified once the project had begun and parts of the building had been opened up, the costs increased. The PCC recognised the importance of completing this work and took the decision to use reserves to enable this to be done. This work meant that we had both higher income and expenditure than usual, and we used designated and unrestricted funds as well as restricted grants to enable the work to be concluded.

As a result, we made a total loss on the year of £407,385 (£348,548 on unrestricted funds), but this was an exceptional project and one which has made the building watertight, more energy efficient and safer, so it will stand us in good stead for the future. We have also now got the ability to put solar panels on the roof and are seeking further funding to enable us to install these, which will both further improve our impact on the environment, and save us money on running costs.

We are grateful to funders of other activities during the year, and to our individual donors and we were able to maintain most of our activities throughout the period of construction, although some of our hire income was reduced.

Since year end, we have got two new regular hirers, and our income from this source has now increased.

The PCC has reviewed the level of reserves that are needed and has set £100,000k in unrestricted cash reserves as an appropriate level. This relates to 6 months of core unrestricted expenditure and would allow the PCC to manage risks such the loss of a key hirer, unexpected maintenance issues etc. As at 31 December 2025 the PCC has £182,928 unrestricted cash reserves and is compliant with its reserves policy.

RISK MANAGEMENT

The PCC has regularly considered the risks that the organisation faces, together with actions that can be taken to mitigate them and these considerations have been taken into account in devising e.g. our Mission Action Plan, our budget and our policies and procedures.

Key financial risks include changes to our income, for example, losing any of the long and short term hirers of the church and hall, and unexpected pressures on our expenditure, for example, if the boiler was to break down and needed replacing.

The PCC considers safeguarding at each meeting and all PCC members carry out training on this.

Every activity that the church undertakes has a risk assessment carried out, to consider issues around safeguarding; health and safety of staff, volunteers and participants; risks of damage or theft to the property. The risk assessments are reviewed regularly.

The PCC has two subcommittees – Finance and Fundraising and Operations, and there are additional working groups on accessibility and on our Eco Church programme.

The Operations committee considers issues such as extreme weather events and building issues which could prevent the church being used, as well as issues such as cyber security, and the reputational risks associated with eg losing our Eco church status or failure to demonstrate a practical commitment to inclusivity are covered by the specific groups.

QUINQUENNIAL REVIEW

The last Quinquennial Inspection was undertaken in June 2024 and we received the report in January 2025. The works requiring immediate attention related to the roof and to fire safety measures and these have been carried out.

PUBLIC BENEFIT

In planning the activities, the PCC have applied the guidance on public benefit issued by the Charity Commission.

PLANS FOR THE FUTURE

St George's carries out its mission according to its Mission Action Plan, seeking to continue to connect with the parish through the activities detailed above (Made by St George's, Open House, Wellbeing Café, Tufnell Tots, Restart Parties and community events). We plan to help people in the church grow their faith through this community participation, as well as through courses and small groups, where people can explore the Bible, prayer and sacraments at a deeper level.

Our hope is to appoint a Children's Worker and Estates Worker in the coming months, and to receive grants for this work; we are looking to establish a new group for older children/youth to support them in their faith formation.

Future plans for the building include installing solar panels and redeveloping the outside area under the trees to become a peaceful sanctuary space. We are aiming towards achieving the Eco Church Gold award within the next year. We intend to begin growing our reserves again in the coming year, through income from hiring.

STATEMENT OF RESPONSIBLITIES OF THE MEMBERS OF THE PAROCHIAL CHURCH COUNCIL

The PCC is responsible for preparing the Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

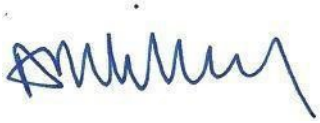
Charity law requires the PCC to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charity as at the balance sheet date and of its incoming resources and application of resources for the financial year. In preparing these financial statements, the PCC are required to:

1. select suitable accounting policies and apply them consistently;
2. observe the methods and principles in the Charities SORP;
3. make judgements and estimates that are reasonable and prudent;
4. state whether the applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
5. prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The PCC is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

APPROVAL

This report was approved by the PCC and signed on their behalf by:



The Revd Alexandra Lilley
Vicar and Chair of the PCC
Date: May 14, 2026

INDEPENDENT EXAMINER'S REPORT

TO THE MEMBERS OF THE PAROCHIAL CHURCH COUNCIL OF

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT GEORGE AND ALL SAINTS TUFNELL PARK
('the Charity')

I report to the members of the PCC (who are also the charity's trustees) on my examination of the accounts of the Charity for the year ended 31 December 2025 on pages 21 to 33 following, which have been prepared on the basis of the accounting policies set out on pages 24 to 26.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

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

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

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

Nicola Harrison
Nicola Harrison (May 27, 2026 09:05:46 GMT+1)

Nicola Harrison CA
Institute of Chartered Accountants of Scotland
Stewardship
1 Lamb's Passage
London
EC1Y 8AB

Date: May 27, 2026

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT GEORGE AND ALL SAINTS TUFNELL PARK

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
INCOME AND ENDOWMENTS FROM:					
Donations and legacies	3	65,774	447,402	513,176	224,684
Charitable activities	4	1,107	-	1,107	3,796
Other trading activities	5	36,415	-	36,415	38,184
Investments	6	80,597	-	80,597	135,630
Other income	7	723	-	723	328
Total income and endowments		184,616	447,402	632,018	402,622
EXPENDITURE ON:					
Charitable activities	8	530,580	508,282	1,038,862	208,062
Raising funds	9	541	-	541	1,568
Total expenditure		531,121	508,282	1,039,403	209,630
Net gains/(losses) on investments		-	-	-	-
Net income/(expenditure)		(346,505)	(60,880)	(407,385)	192,992
Transfers between funds	17	(2,043)	2,043	-	-
Net movement in funds		(348,548)	(58,837)	(407,385)	192,992
Reconciliation of funds:					
Total funds brought forward		1,291,260	63,255	1,354,515	1,161,523
Total funds carried forward	17	942,712	4,418	947,130	1,354,515

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

All income and expenditure derive from continuing operations.

The notes on page 24-33 form part of these accounts.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT GEORGE AND ALL SAINTS TUFNELL PARK

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
FIXED ASSETS					
Tangible assets	11	64,975	70	65,045	73,419
Investments	12	680,000	-	680,000	680,000
		744,975	70	745,045	753,419
CURRENT ASSETS					
Debtors	13	20,310	-	20,310	5,991
Cash at bank and in hand	14	182,928	4,348	187,276	600,782
		203,238	4,348	207,586	606,773
CREDITORS: Amounts falling due within one year	15	(5,501)	-	(5,501)	(5,677)
Net current assets / (liabilities)		197,737	4,348	202,085	601,096
TOTAL NET ASSETS		942,712	4,418	947,130	1,354,515
FUND BALANCES	17				
Unrestricted Funds					
General funds		937,118	-	937,118	979,424
Designated funds		5,594	-	5,594	311,836
		942,712	-	942,712	1,291,260
Restricted Funds		-	4,418	4,418	63,255
		942,712	4,418	947,130	1,354,515

The financial statements were approved by the members of the PCC and were signed on its behalf by:

Alexandra Lilley
Alexandra Lilley (May 14, 2026 15:47:23 GMT+1)

Alexandra Lilley

Date: May 14, 2026

Charity number: 1134714

The notes on page 24-33 form part of these accounts.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT GEORGE AND ALL SAINTS TUFNELL PARK

FOR THE YEAR ENDED 31 DECEMBER 2025

CASH FLOW STATEMENT

	Note	2025 £	2024 £
Cash flows from operating activities:			
Net cash provided by (used in) operating activities	a	(494,103)	70,647
Cash flows from investing activities:			
Dividends, interest and rents from investments		80,597	135,630
Purchase of property, plant and equipment		-	(66,020)
Net cash provided by/(used in) investing activities		80,597	69,610
Change in cash and equivalents in the reporting period		(413,506)	140,257
Cash and equivalents at the beginning of the year	b	600,782	460,525
Cash and cash equivalents at the end of the year	b	187,276	600,782

Analysis of changes in net debt:

	At start of year £	Cash-flows £	At end of year £
Cash	600,782	(413,506)	187,276
Total net funds / (debt)	600,782	(413,506)	187,276

Note a: Reconciliation of net income/(expenditure) to net cash flow from operating activities

	2025 £	2024 £
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(407,385)	192,992
Adjustments for:		
Depreciation charges and provisions for impairment	8,374	6,610
(Gains)/losses on investments	-	-
Dividends, interest and rents from investments	(80,597)	(135,630)
Loss/(profit) on the sale of fixed assets		
(Increase)/decrease in stocks	-	
(Increase)/decrease in debtors	(14,319)	46,718
Increase/(decrease) in creditors	(176)	(40,043)
Net cash provided by (used in) operating activities	(494,103)	70,647

Note b: Analysis of cash and cash equivalents

	2025 £	2024 £
Cash at bank with immediate access	187,276	300,232
Notice deposits (with a term of three months or less)	-	300,000
Petty cash	-	550
Total cash and cash equivalents	187,276	600,782

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT GEORGE AND ALL SAINTS TUFNELL PARK

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Statutory Information

The Parochial Church Council of the Ecclesiastical Parish of Saint George and All Saints Tufnell Park is a charity registered with the Charity Commission in England & Wales. The charity's registered number and principal address can be found on the Charity Information page.

2 Accounting Policies

These financial statements are prepared on a going concern basis, under the historical cost convention as modified by the revaluation of certain assets, which are measured at fair value through the Statement of Financial Activities. The financial statements include all activities for which the PCC is legally responsible; the activities of informal gatherings of church members and groups that owe their main affiliation to another body are excluded.

These financial statements have been prepared in accordance with The Church Accounting Regulations 2006, the 'Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)' ("the Charities SORP"), with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland ("FRS 102") and with the Charities Act 2011. The charity meets the definition of a public benefit entity as set out in FRS 102.

The Charities (Accounts and Reports) Regulations 2008 (the '2008 Regulations') requires charities to prepare their accounts in accordance with 'Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005' but this accounting standard has since been withdrawn and has been replaced by the Charities SORP mentioned in the preceding paragraph. The charity has prepared these financial statements in accordance with the new Charities SORP; this departure from the 2008 Regulations is believed to be necessary for these financial statements to give a 'true and fair view'.

The principles adopted in the preparation of the financial statements are set out below.

a) Going concern

The PCC have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The PCC have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the PCC have considered the charity's forecasts and projections and the possible implications should projected income and / or expenditure vary unexpectedly. The PCC have concluded that there is a reasonable expectation that the charity has adequate resources to continue to operate for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

b) Income

Income (which includes planned giving, collections and other donations) is recognised in the period in which the charity becomes entitled to receipt, the amount receivable can be measured with reasonable certainty, and receipt is probable. For the most part income is generally recognised when it is received by, or on behalf of, the PCC. Income is only deferred when the charity has to fulfil conditions before becoming entitled to it or where the donor has specified that the income is to be expended in a future period.

Income from donations and legacies includes:

i) Recoverable gift aid. This is recognised when the related donation is received. Gift aid that has not been recovered by the balance sheet date is included as a debtor.

Income from charitable activities represents income receivable from goods, services and facilities supplied in furtherance of the charity's charitable objects.

Income from other trading activities represents income receivable from activities undertaken to generate funds for the charity.

Investment income represents income generated by the charity's assets and includes income from letting the charity's property and bank interest.

The charity runs a Wellbeing Café each week which uses surplus food, primarily from supermarkets, that is is close to it's sell by date to make meals for the community. However, in accordance with the SORP, the value of these goods has not been included in these financial statements as they cannot be reliably measured and the cost of valuation outweigh the benefit to users of the accounts.

The charity relies on volunteers to carry out many of its activities. However, in accordance with the SORP, the value of these services has not been included in these financial statements as they cannot be reliably measured.

The charity has taken the view that it has only one charitable activity, namely the advancement of the Christian faith, and all income from donations, legacies and charitable activities is in respect of this one activity.

c) Expenditure

Expenditure, including irrecoverable VAT, is recognised when it is incurred or, if earlier, when a legal or constructive obligation for a payment arises provided that it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Contributions in respect of the diocesan parish share are included in the Statement of Financial Activities for all amounts agreed to being payable for the financial year. Any contributions that have not been paid over by the year end are included as a creditor.

Expenditure on raising funds comprises the costs incurred on fundraising.

The Charities SORP requires charities with income over £500,000 to allocate costs to the various activities undertaken by the charity. The nature of the work of the church is considered to be so integrated that the core charitable activity costs are considered to be for the one activity.

Governance costs, which are included in expenditure on charitable activities but are identified separately in the notes to the accounts, includes costs associated with the independent examination of the financial statements, compliance with constitutional and statutory requirements and any other expenditure incurred on the strategic management of the charity.

d) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the PCC in furtherance of the general objectives of the charity. Designated funds comprise unrestricted funds that have been set aside by the PCC for particular purposes. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects.

e) Tangible fixed assets

Consecrated and beneficed property is not included in these financial statements by virtue of s.10(2) of the Charities Act 2011. All expenditure on consecrated or beneficed buildings is written off in the year in which it is incurred.

No value is placed on moveable church furnishings held by the Church Wardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be unalienable property. All expenditure incurred during the year on consecrated or beneficed buildings and moveable church furnishings, whether maintenance or improvement, is written off as expenditure in the SOFA and separately disclosed.

Items purchased or donated for the charity's own use are capitalised when the cost of purchased items, or the fair value of donated items, is more than £1,000 and the item is expected to benefit the charity over more than one accounting period. Depreciation is charged on a straight line basis so as to write down the value of each asset to its estimated residual value (if any) over its expected useful economic life. To achieve this objective the following rates of depreciation are charged:

Fixtures and fittings	Over 10 years
Office equipment	Over 4 years
Staging equipment	Over 10 years

The carrying values of tangible fixed assets are reviewed for impairment in periods when events or changes in circumstances indicate that the carrying value may not be recoverable.

f) Investments

Fixed asset investments are held to generate income. Investments are valued as follows:

i) Investment property is valued at their market value (fair value) at the balance sheet date.

Gains and losses on investment assets are included in the Statement of Financial Activities under the heading 'Net gains / (losses) on investments'.

g) Pension scheme arrangements

The charity operates defined contribution pension schemes for its employees. Obligations for contributions to these schemes are recognised as an expense when the liability arises. The assets of these schemes are held separately from those of the charity in independently administered funds.

h) Taxation

The charity has taken advantage of the various reliefs from taxation available to charities and no tax is payable on the charity's income.

i) Financial instruments

The charity's financial assets and financial liabilities all qualify as basic financial instruments, as defined by FRS102. Except for loans, creditors and debtors are measured at their expected settlement value (normally the amount of cash that the charity expects to pay or receive). The charity recognises liabilities for the principal of those loans that remains outstanding at the year end (i.e. the liabilities exclude any interest chargeable on the loans in future years).

j) Critical accounting estimates and areas of judgement

The members of the PCC 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.

3 Donations and legacies

	2025	2024
	£	£
Donations of cash and similar	69,575	77,215
Government grants (note 3a)	15,539	2,850
Other grants receivable	418,765	136,754
Gift aid recoverable	9,297	7,865
	513,176	224,684

a Government grants comprise:

	2025	2024
	£	£
London Borough of Islington	15,539	2,850
	15,539	2,850

4 Income from charitable activities

	2025	2024
	£	£
Wedding and funeral fees	661	2,042
Community event income	446	1,754
	1,107	3,796

5 Income from other trading activities

	2025	2024
	£	£
Church Hire	29,820	31,778
Carparking Space Hire	1,900	2,440
Co-working Space Hire	4,054	2,958
Wellbeing café income	641	1,008
	36,415	38,184

6 Investment income

	2025	2024
	£	£
Property letting	70,000	127,141
Bank interest	10,597	8,489
	80,597	135,630

7 Other income

	2025	2024
	£	£
Miscellaneous income	723	328
	723	328

8 Charitable expenditure

	2025	2024
	£	£
a Costs incurred directly on specific activities		
Ministry expenses:		
Common Fund	57,000	50,000
Clergy expenses	175	5,160
Service expenses	10,100	11,785
Community expenses and outreach	3,405	4,125
Children and youth expenses	14,109	22,373
Running costs	59,154	61,353
Wellbeing Café expenses	11,657	10,691
Sensory Library expenses	-	1,466
	155,600	166,953
Property expenses:		
Utility costs	9,057	14,229
Repairs and maintenance	6,071	10,073
Major repairs	840,170	-
	855,298	24,302
	1,010,898	191,255
b Costs incurred on support & administration		
Governance costs		
Independent examiner's fee	3,324	864
Other	664	198
	3,988	1,062
Support costs	7,282	4,435
Depreciation of tangible fixed assets	8,374	4,700
Insurance	8,320	6,610
	27,964	16,807
Total expenditure	1,038,862	208,062

The fee payable to the independent examiner for preparing and examining the accounts was £3.300 (2024: £864); in addition the charity paid £785 (2024: £759) to Stewardship for payroll bureau..

9 Cost of raising funds

	2025	2024
	£	£
Fundraising costs	541	1,568
	541	1,568

10 Analysis of staff costs, the cost of key management personnel and trustee remuneration

	2025	2024
	£	£
Gross wages and salaries	45,143	50,631
Pension costs	1,571	1,544
	46,714	52,175

The average monthly number of employees during the year was 4 (2024:3). Most of the charity's activities are carried out by volunteers.

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

The charity's key management comprise the members of the PCC named on the Charity Information page. Total employment benefits payable to key management for the year were as follows:

	Wages & salaries	Other employment benefits	Employer pension contributions	2025 £
Members of the PCC				
Ruth Hayes	11,434	-	343	11,777
				11,777

The following amounts were payable in the previous year:

	Wages & salaries	Other employment benefits	Employer pension contributions	2024 £
Members of the PCC				
Ruth Hayes	1,361		41	1,402
				1,402

Ruth Hayes served as parish administrator and received the above payments for serving in that capacity, not for serving as a member of the PCC; these payments are permitted by the charity's governing document.

Alexandra Lilley and James Anderson (who are clergy members of the PCC) receive a stipend from the Diocese and so they are not employees; some of the Parish Share paid to the Diocese is used to help meet the cost of these stipends. They were provided with accommodation (which is customary for clergy) and the PCC pays some accommodation related expenses.

11 Tangible fixed assets

	Fixtures & fittings £	Office equipment £	Staging equipment £	Piano £	Total 2025 £
Cost					
At 1 January 2025	103,073	5,532	10,013	1,154	119,772
Additions					-
Disposals					-
At 31 December 2025	103,073	5,532	10,013	1,154	119,772
Accumulated depreciation					
At 1 January 2025	30,364	5,397	9,438	1,154	46,353
Charge for the year	8,120	70	184	-	8,374
At 31 December 2025	38,484	5,467	9,622	1,154	54,727
Net book value					
At 31 December 2025	64,589	65	391	-	65,045
At 31 December 2024	72,709	135	575	-	73,419

12 Fixed asset investments

	Investment Property	2025 £	2024 £
Cost or fair value brought forward	680,000	680,000	680,000
Cost or fair value carried forward	680,000	680,000	680,000

Investment property was valued on 14 April 2016 by a chartered surveyor at open market value assuming vacant possession. Due to the cost of obtaining a valuation, a formal valuation is not obtained every year. Between each valuation the property is annually assessed for any indicators of material changes in value. As of 31 December 2025 the trustees have not identified any indicators of material changes in value. The PCC will obtain a valuation during 2026.

Investment property is the church hall and the legal title to the church hall is held by the Diocese on behalf of the PCC. The London Diocesan Fund (as landlord) and the PCC leases the Church Hall to Les Petites Etoiles Limited (a bi-lingual nursery school). Regular rent reviews occur in accordance with the lease agreement. The church hall is currently let, (with the landlord's consent) in order to generate income for the PCC with specific provisions limiting the use of the building for nursery use and ancillary services and prohibiting any purposes that would be inimical to the practices and beliefs of the Church of England.

13 Debtors

	2025 £	2024 £
Accounts receivable	14,504	1,950
Gift aid recoverable	5,806	3,831
Prepayments	-	210
Total debtors	20,310	5,991

14 Cash at Bank and in Hand

	2025 £	2024 £
Cash at bank with immediate access	187,276	300,232
Notice deposits (with a term of three months or less)	-	300,000
Petty cash	-	550
	187,276	600,782

15 Creditors: liabilities falling due within one year

	2025 £	2024 £
Trade creditors	1,333	-
Accruals	3,440	4,622
Pensions payable	118	770
Refundable deposits for church hire	610	285
	5,501	5,677

16 Pension commitments

During the year employer's pension contributions totalling £1,571 (2024: £1,544) were payable to defined contribution personal pension schemes. £118 pension contributions were owing at the balance sheet date (2024: £770).

17 Funds

During the year the movements in the charity's funds were as follows:

	Opening balance 2025 £	Incoming resources 2025 £	Outgoing resources 2025 £	Transfers in the year 2025 £	Gains and losses 2025 £	Closing balance 2025 £
Designated Funds						
Children's work	-	115	(115)	-	-	-
Building Projects	305,956	2,209	(358,165)	50,000	-	-
Panto	5,446	-	-	-	-	5,446
Tufnell Tots	434	-	(286)	-	-	148
	311,836	2,324	(358,566)	50,000	-	5,594
General Unrestricted Funds	979,424	182,292	(172,555)	(52,043)		937,118
Total Unrestricted Funds	1,291,260	184,616	(531,121)	(2,043)	-	942,712
Restricted Funds						
Appeals	218	54	(54)	-	-	218
Cloudesley Grant	8,610	351,765	(360,375)	-	-	-
Children's work	-	37,000	(37,000)	-	-	-
Fixed assets	139	-	(69)	-	-	70
Local initiatives fund	-	2,100	(2,100)	-	-	-
Joseph Rank - Children's	4,000	-	(4,000)	-	-	-
Wellbeing café	1,495	-	(3,538)	2,043	-	-
Sensory library	4,130	-	-	-	-	4,130
Building development	44,663	56,483	(101,146)	-	-	-
	63,255	447,402	(508,282)	2,043	-	4,418
Aggregate of funds	1,354,515	632,018	(1,039,403)	-	-	947,130

The transfers referred to above were made for the following reasons:

a) £50,000 was transferred from the general fund to the designated Building Project Fund to help fund the roof project

b) £2,043 was transferred from the general fund to the Wellbeing café fund to support the activity of the Wellbeing café.

Analysis of net assets by fund

The assets and liabilities of the various funds were as follows:

	Unrestricted Funds			
	General funds £	Designated funds £	Restricted funds £	2025 £
Tangible fixed assets	64,975	-	70	65,045
Investment assets	680,000	-	-	680,000
Debtors	20,310	-	-	20,310
Cash at bank and in hand	177,334	5,594	4,348	187,276
Creditors falling due within one year	(5,501)	-	-	(5,501)
	937,118	5,594	4,418	947,130

17 Funds (continued)

In the previous year the movements in the charity's funds were as follows:

	Opening balance 2024 £	Incoming resources 2024 £	Outgoing resources 2024 £	Transfers in the year 2024 £	Gains and losses 2024 £	Closing balance 2024 £
Designated Funds						
Ashburnham	373	-	-	(373)	-	-
Children's work	-	181	(829)	648	-	-
Building Projects	303,653	3,839	(1,536)	-	-	305,956
Panto	5,617	-	(171)	-	-	5,446
Tufnell Tots	650	-	(216)	-	-	434
	310,293	4,020	(2,752)	275	-	311,836
General Unrestricted Funds	831,467	274,460	(125,197)	(1,306)	-	979,424
Total Unrestricted Funds	1,141,760	278,480	(127,949)	(1,031)	-	1,291,260
Restricted Funds						
Appeals	218	-	-	-	-	218
Cloudesley Grant	7,129	20,648	(19,167)	-	-	8,610
Fixed assets	319	-	(180)	-	-	139
Local initiatives fund	(1,650)	2,850	(2,231)	1,031	-	-
Joseph Rank - Children's	4,000	12,000	(12,000)	-	-	4,000
Wellbeing café	3,263	44,116	(45,884)	-	-	1,495
Sensory library	4,935	-	(805)	-	-	4,130
Building development	1,549	44,528	(1,414)			44,663
	19,763	124,142	(81,681)	1,031	-	63,255
Aggregate of funds	1,161,523	402,622	(209,630)	-	-	1,354,515

Analysis of net assets by fund

In the previous year, the assets and liabilities of the various funds were as follows:

	Unrestricted Funds			
	General funds £	Designated funds £	Restricted funds £	2024 £
Tangible fixed assets	73,280	-	139	73,419
Investment assets	680,000	-	-	680,000
Debtors	5,991	-	-	5,991
Cash at bank and in hand	225,830	311,836	63,116	600,782
Creditors falling due within one year	(5,677)	-	-	(5,677)
	979,424	311,836	63,255	1,354,515

17 Funds (continued)

A description of the funds is given below:
The designated Children's work fund is for funds designated during the year for the children's ministrty.
The designated Building project fund is for funds designated for the roof replacement project.
The designated Panto fund is a fund for the local community pantomime.
The designated Tufnell Tots fund is for funds designated for the support of the toddler stay and play activity.
The restricted Appeals fund is monies raised for specific appeals which are run from time to time.
The restricted Cloudesley Grant fund is monies received from Cloudesley for the roof project and other building work.
The restricted Children's work fund is for monies raised to support the Children and Families Worker post and associated activity.
The restricted Fixed asset fund consists ot assets purchased with restricted funds
The restricted Local initiatives fund is for funds received from Islington council for the Wellbeing Café and community events
The restricted Joseph Rank - Childrens fund is funds received to support the Children and Families Worker post and associated activity.
The restricted Wellbeing café fund is for monies received to support the weekly Wellbeing café.
The restricted Sensory library fund is for funds received for equipment and running costs for drop in sessions for children with additional needs

The restricted Building development fund is for monies received for the roof replacement project and associated costs.

18 Operating lease

The London Diocesan Fund (as landlord) and the PCC leases the Church Hall to Les Petites Etoiles Limited (a bi-lingual nursery school). Regular rent reviews occur in accordance with the lease agreement. The lease term is to 31 August 2040. The future minimum rent receivable under non-cancellable operating leases as at 31 December are as follows:

	2025 £	2024 £
Receipts falling due:		
Within one year	70,000	70,000
Between one and two years	70,000	70,000
Between two and three years	70,000	70,000
Between three and four years	70,000	70,000
Between four and five years	70,000	70,000
After five years	670,833	740,833
	1,020,833	1,090,833

During the year the charity charged £70,000 (2024: £127,141) for the lease of the church hall

19 Transactions with related parties

During the year the charity:

a) received donations totalling £41,813 (2024: £17,988) from related parties (which includes members of the PCC and anyone closely connected to them).
b) paid expenses totalling £395 (2024: £198) for members of the PCC for subsistence and meeting costs whilst carrying out duties associated with being PCC members; reimbursements for expenses incurred when acting as agent for the charity or incurred when undertaking employment duties not connected with serving as a PCC member are not included in this disclosure.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF SAINT GEORGE AND ALL SAINTS TUFNELL PARK

DETAILED STATEMENT OF FINANCIAL ACTIVITIES WITH COMPARATIVES

FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted funds General 2025 £	Designated 2025 £	Restricted 2025 £	Total 2025 £	Unrestricted funds General 2024 £	Designated 2024 £	Restricted 2024 £	Total 2024 £
INCOME AND ENDOWMENTS FROM:									
Donations and legacies	3	65,688	86	447,402	513,176	100,614	438	123,632	224,684
Charitable activities	4	1,107	-	-	1,107	3,368	-	428	3,796
Other trading activities	5	36,415	-	-	36,415	38,102	-	82	38,184
Investments	6	78,388	2,209	-	80,597	132,048	3,582	-	135,630
Other income	7	694	29	-	723	328	-	-	328
Total income and endowments		182,292	2,324	447,402	632,018	274,460	4,020	124,142	402,622
EXPENDITURE ON:									
Charitable activities:	8	172,014	358,566	508,282	1,038,862	124,396	2,752	80,914	208,062
Raising funds	9	541	-	-	541	801	-	767	1,568
Total Expenditure		172,555	358,566	508,282	1,039,403	125,197	2,752	81,681	209,630
Net gains/(losses) on investments		-			-	-			-
Net income/(expenditure)		9,737	(356,242)	(60,880)	(407,385)	149,263	1,268	42,461	192,992
Transfers between funds	17	(52,043)	50,000	2,043	-	(1,306)	275	1,031	-
Net movement in funds		(42,306)	(306,242)	(58,837)	(407,385)	147,957	1,543	43,492	192,992
Reconciliation of funds:									
Total funds brought forward		979,424	311,836	63,255	1,354,515	831,467	310,293	19,763	1,161,523
Total funds carried forward	17	937,118	5,594	4,418	947,130	979,424	311,836	63,255	1,354,515