

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

Diocese of London

Charity Registration Number: 1134773

Report & Accounts
31 December 2025

Tandem Accounting
Chartered Accountants
17 Heathville Road
London N19 3AL

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

Report and Financial Statements 2025
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THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

Legal and Administrative Information
For the year ended 31 December 2025

Charity Name	The Parochial Church Council of The Ecclesiastical Parish of Christ Church North Finchley.		
Charity No	1134773. The Parish was established in 1864 and is a charity which was formally registered with the Charity Commission on 10th March 2010.		
Principal Address	620 High Road, North Finchley, London N12 0NU .		
Governing Document	Parochial Church Council (Powers) Measure 1956 as amended and The Church Representation Rules (Contained in Schedule 3 to the Synodical Government Measure 1969 as amended).		
Objective	To Know and Show Jesus, within its local community and as part of the extended mission of the Church.		
Members of the PCC	The Members of the PCC who served during the year or who were serving at the date of this report were:		
	Clergy	David Walker	(Vicar)
		Alex Williams	(Curate)
	Churchwardens	Michael Barkway	(re-elected May 2025)
		Enjoh John Haruna	(re-elected May 2025)
	Elected Lay Representatives	Christine Cooper	(re-elected May 2025)
		Jodie Willett	(re-elected May 2025)
		Tony & Sarah Afuwape	(re-elected May 2025)
		Nakato Kiwana	(re-elected May 2025)
		Margaret Thorp	(re-elected May 2025)
		Anneliese Nichols	(re-elected May 2025)
		Graham Turl	(re-elected May 2025)
		Ronald Mathews	(re-elected May 2025)
	Lay Representatives to the Deanery Synod	Aled Williams	
		Chu Ting	
		Tse Ning	
Key Management Personnel	Those in charge of directing, controlling, running and operating the Church on a day-to-day basis are the members of the PCC and the Church Administrator.		
Bankers	Charities Aid Foundation Bank 25 Kings Hill Avenue, Kings Hill Malling, Kent ME19 4JQ		
Independent Examiner	John Helm ACA Tandem Accounting 17 Heathville Road London N19 3AL		
Quinquennial Inspector	Louise Goodison RIBA Cazenove Architects 32-32 Clarence Mews London E5 8HL		

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

Report of the Parochial Church Council
For the year ended 31 December 2025

The Parochial Church Council of The Ecclesiastical Parish of Christ Church North Finchley ("PCC") submits its report and the financial statements of the PCC for the year ended 31 December 2025. The Financial Statements have been prepared in the format prescribed by the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP2015 (FRS102)) and the Financial Reporting Standard 102. The legal and administrative information set out earlier in this document forms part of this report. The PCC considers that these Financial Statements provide a True and Fair view of the Financial Position of the PCC in accordance with governing legislation and the Church Accounting Regulations 2006, governing the individual accounts of PCCs.

The PCC co-operates with the incumbent in promoting the whole mission of the Church within its Parish and beyond. It also has responsibility for the non-stipendiary staff and the maintenance of the Church building, Stephens Memorial Hall, the Vicarage and the property at 622 High Road.

1. Structure, Governance & Management

1.1 Trustees

The PCC is a body corporate with perpetual succession. The PCC meets bi-monthly during the year and operates through a number of working groups which meet in addition to the full meetings of the PCC. The PCC discusses a full range of matters relating to finance, fabric, general administration and responsibility for keeping of the Electoral Roll. Members of the PCC are either *ex officio* or elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules. The incumbent PCC at the date of this report has held office since the last Annual Parochial Church Meeting in May 2025.

1.2 Church Attendance

The electoral roll is completely reviewed and revised once every six years but is updated every year in between. It currently stands at 129.

1.3 Risk Management

The PCC's primary concern and aspiration is the furtherance of the Gospel to the glory of God, both in the local community and in the wider world, in keeping with its ethos which is "to know and show Jesus". Whilst the PCC trusts wholly in the Lord to work out his good will to this end, it also recognises the responsibility that the Church bears for the Individual Members and to the Membership as a corporate body, in terms of the identification and management of risks that may be faced in the pursuit of its goals. The PCC has therefore assessed the risks it faces and has put into place proper policies and procedures that it considers are necessary to mitigate these risks.

Christ Church North Finchley has a number of measures in place to mitigate risk. These include a Safeguarding Policy that is structured in accordance with the guidelines set out by the Church of England, a Health and Safety policy that recognises its Duty of Care to all people entering the premises and a Finance Policy that recognises the Fiduciary Duty that it has for the proper maintenance and care of the Church Finances. These and other Policies that direct the functioning of the PCC are underwritten by a sensitive yet robust pastoral structure at the centre of which is the care of the individual, which is its ultimate goal.

1.4 Safeguarding

Regarding 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.

1.5 Quinquennial Inspections:

The last quinquennial inspection was undertaken in November 2022. The main observation was that the church building is generally in good condition and well maintained, with no major causes for concern.

2. Activities, Strategies & Public Benefit

The PCC has given due regard to the Charity Commissions' guidance on public benefit. To this end the PCC organises the following activities in order to enable ordinary people to live out their faith as part of our parish community:

- Providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its members and for anyone who wishes to benefit from what the Church offers; and
- Promoting Christian values, and service by members of the Church in and to their communities, to the benefit of individuals and society as a whole.

3. Achievements and Performance

The PCC is thankful for the grace that has enabled the Church to remain fruitful in the last year. Church attendance has seen an increase at the Sunday services, whilst attendance at the Thursday morning service remains stable. The Church benefits from a core of regular church attendees, who support the ministry both financially and through active service. The availability of the Online Ministry continues to be helpful, but attendance in person at church services is the preferred option for worship by members of the congregation. The interaction with local schools has continued and our partnership with Pathway continues to be a success in taking the message of the gospel to a wider audience. The Youth and Children's ministries continue to be productive, and we are thankful for the volunteers whose dedication enables this to be a success.

Income from the Hall has remained stable in the year and it is hoped that this trend will continue. Use of the Hall has been near full capacity. Jodie Willett the Hall Manager and Babirye D'Arbella the Hall Administrator have been actively seeking new engagements for the Hall. Their efforts have proven successful in 2025 and we hope that the trend will continue in 2026. Operating costs have continued to be high in the year to December 2025, and it is likely that this trend will continue in 2026. Significant expenditure has been incurred in improving the fire safety of the Hall.

Rents from the Flats at 622 High Road have made a significant contribution to the Church finances in the year. Flat 2 continues to be let at a full market rent and we anticipate that this will continue for the foreseeable future. Negotiations are ongoing to extend the current tenancy.

Further in-depth analyses of the Income and Expenditure for the year and of the financial position of the PCC at 31st December 2025 are provided in the following pages of these financial statements.

4. Going Concern

With church attendance growing, the PCC is confident that there is no significant risk to the Church as a going concern.

Income from Hall lettings has remained stable, and the PCC is confident that this trend will continue.

Congregational giving has remained relatively stable through the last year, as the congregation has continued to support the church despite the challenges posed by the rising cost of living.

The reduced Common Fund contribution, negotiated in 2020, continues to ease cash flow pressures. This are being reviewed periodically. The Common Fund contribution for 2026 has been uplifted to £56,000. Rental income received from the letting of 622 High Road is being used to restore funds that were used in the redevelopment of the property. This will be available to meet common fund obligations when the funds have been restored. It is anticipated that the outstanding loan will be fully paid off in the course of the year to December 2026.

The PCC considers that there are no significant risks posed to the Church as Going Concern and that it is therefore appropriate that the Financial Statements for 2025 should be prepared on a Going Concern basis.

5. Financial Review

The PCC's has three main sources of Funding which are Income derived from the Freewill offerings of Members of the Congregation, the income derived from the Letting of Stephens Memorial Hall and the Income derived from the Letting of the flats at 622 High Road.

5.1 Financial Activity and Financial Position

The Statement of Financial Activities and Balance Sheet can be found on pages 10 and 11 respectively. The Church has a net surplus of £4,532 in the year to December 2025. This is in comparison to a net surplus of £ 77,726 in the year to December 2024. The prior year surplus is largely made up of the Insurance receipt of £50,993 in the year for the claim made for the replacement of the Church boiler. Income received in the period amounted to £204,999 (£250,694 in 2024) and Expenditure amounted to £200,466 (173,418 in 2024). This includes income received and expenditure incurred in the running of the Hall and Clubs.

5.1.1 Income

The Church received income of £92,946 (£79,253 in 2024), through voluntary giving by members of the congregation. Voluntary Giving towards the maintenance of the Church amounted to £4,530 (£4,667 in 2024). Grants amounting to £1,575 were received in the year (£1,575 in 2024). The total amount received through Voluntary Giving amounted to £94,251. (This compares with £99,824 in 2024, although it must be noted that the figure in 2024 was boosted by a legacy of £18,996 received in the year, so actual congregational giving has increased significantly in 2025).

Tax recovered from Gift Aided receipts recognised in the period amounted to £17,555 (£20,430 in 2024). Actual receipts in the year amounted to £17,952 and this included £12,721 relating to 2024. A further provision of £12,234 has been made for amounts recoverable for 2025, which, together with interest received, yields the amount reflected in the financial statements for 2025.

Income from the Hall and Clubs and ancillary church activities amounted to £69,183 (£52,195 in 2024). The income from Stephens Memorial Hall has increased significantly in 2025

Rental income received from the Flats at 622 High Road was £ 18,900 (£27,204 in 2024). The Flat 2 was occupied throughout the year at a full market rent. Flat 1 is being used as accommodation for Alex Williams the curate and is no longer available to let. An arrangement with Taylor Wimpey, for the use of the Church car park has yielded an income of £4,800 in the year, The arrangement commenced in January 2025 and is likely to continue in 2026.

5.1.2 Revenue Expenditure

The Church contributed £41,000 (£46,000 in 2024) towards the Church of England Common Fund. The reduced contributions are in line with the ongoing agreement with the Diocese.

The total Employment costs paid by the year amounted to £29,221 (£26,918 in 2024). No liability to Employer's National Insurance was incurred as these costs fell within the Employers Allowance for the period.

Employment Costs are Allocated between the Church and Stephens Memorial Hall. The Cost allocated to the Church in the period was £ 14,400 (£16,187in 2024) and the cost allocated to the Hall amounted to £ 14,821 (£10,731 in 2024)

Total costs of £33,422 (£16,877 in 2024) were spent on maintaining the fabric for the Church. A further £21,456 (£21,200 in 2024) was spent on Utilities and Insurance. £8,298 was spent in redecorating and replacing the carpets at the Vicarage. This is in accordance with the obligation that the PCC has for the upkeep and maintenance of the Vicarage.

Costs incurred in the Operation and Maintenance of Stephens Memorial Hall were £49,540 (£42,000 in 2024) and £6,981 for the operation of the Clubs (£2,200 in 2024). This included a contribution of £4,700 from the English Tuition Class, for the refurbishment of the disabled toilet in the Stephens Memorial Hall. Maintenance Costs of £1,447 were incurred with regard to 622 High Road, (£1,220 in 2024).

The Fire Shutters in Stephens Memorial Hall were replaced in February 2025 at a cost of £7,800. A further sum of £8,438 was incurred in repointing the Chimney in the Hall. A Fire Alarm and new fire doors have been installed in the Church at a cost of £17,424

5.1.3 Missionary Giving
The Church has a policy of allocating 10% of its Unrestricted Income (Excluding Exceptional items) towards supporting the advancement of the Gospel through the work of our Mission Partners both in the United Kingdom and abroad. The amount allocated for this purpose is £8,868 (£9,402 in 2024).

5.1.4 Capital Expenditure
There was no capital expenditure incurred in the year to December 2025. (£Nil in 2024). Expenditure incurred in upgrades for the Hall and Church have been treated as revenue expenditure in these accounts.

5.2 Fund Balances at the Year End
The Funds of the Church are divided into three categories:

- General Church Fund: Which is an Unrestricted Fund
- Designated Funds: Hall Funds, and Club Funds which are Unrestricted Funds.
- The Maintenance Fund: Which is a Restricted Fund.

Total Funds at the Year End amount to £2,143,080. The General Funds had a balance of £2,015,801 Designated Funds a balance of £28,888 and the Maintenance Fund a balance of £98,341.

The General Church Fund includes the Fixed Assets, The General Church Bank Account, the Debtors and the Creditors. Taken together with the changes in Debtors and Creditors, the General Church Funds have increased by £25,502. There has been no change in the value of Stephens Memorial Hall or 622 High Road. The value of Stephens Memorial Hall is included at £1,577,231 and the value of 622 High Road at £356,147.

The Designated funds show an increase of £3,881 in the year.

The Maintenance Fund is held for the maintenance of the Church Building and other ancillary elements forming part of its fabric. The Fund shows a decrease of £24,849 in the year.
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The Redevelopment Costs of 622 High Road were met from cash reserves held in the Maintenance Fund as the PCC considered it preferable to use these funds for the redevelopment rather than borrow the funds from third parties. To ensure that the funds are repaid and to provide a mechanism for the repayment, the rents received from 622 High Road over a period of approximately 5 years have been treated as Designated Funds to be held for the maintenance of the Church Building. It is anticipated that the loan balance will be paid off in 2026.

The PCC further provides an undertaking that they (via the General Fund) will borrow funds at commercial rates using 622 High Road as collateral and repay in full any amounts outstanding in respect of this borrowing, should this become necessary for the maintenance of the Church Building, at any time prior to the repayment of the borrowing in the manner prescribed above.

6. Reserves Policy

The PCC has as yet no clearly formulated Reserves Policy, however, an analysis of the funds show the following free reserves at the year end.

	Balance at 31 Dec 2025	Balance at 31 Dec 2024
	£	£
Total Reserves	**2,143,080**	**2,138,547**
Less: Restricted Funds	**(98,391)**	**(123,240)**
Less: Fixed Assets	**(1,933,378)**	**(1,934,656)**
Free Reserves	**111,312**	**80,651**

7. Plans for Future Periods

A further Phase 3 of the Hall upgrade is planned. Phase 3 will include the installation of Secondary Glazing and an upgrade of the Disabled Persons Toilet. Phase 3 has not been fully costed and will proceed when more funds become available. The development of the Narthex to include the raising of the floor level and the installation of a ramp for easy access and disabled toilets at the front of the Church are planned. The PCC is in the process of obtaining a faculty for this purpose.

8. Responsibilities of Trustees for the Financial Statements

The PCC is responsible for preparing the report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice. Charity law in England and Wales requires the PCC to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the PCC and of the income and application of income of the charity for that period.

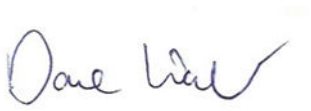
In preparing those financial statements, the PCC is required to:

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

The PCC is responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enables them to ensure that the financial statements comply with the Charities Act 2011, the Charity Accounts and Reports Regulations 2008 and the provisions of the governing document. The PCC is 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. The PCC is responsible for the maintenance and integrity of the charity and financial information included in the charity's website.

9. Approval

The report of the PCC was approved by the PCC on 26th April 2026 and signed on its behalf by:



David Walker
Vicar



Ronald Mathews
Treasurer

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

Report of the Independent Examiner to the Parochial Church Council of The Ecclesiastical Parish of Christ Church North Finchley

I report on the accounts of the Parochial Church Council of Christ Church North Finchley for the year ended 31 December 2025, which are set out on pages 10 to 22.

Respective responsibilities of PCC and examiner

The PCC are responsible for the preparation of the accounts. The PCC 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 charity's gross income does not exceed £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales.

It is my responsibility to:

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

Basis of independent examiners' report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 the seeking of 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 examiners' statement

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

1. accounting records were not kept in respect of the church 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.



John Helm
Chartered Accountant

Date: 26 April 2026

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

Statement of Financial Activities
For the year ended 31 December 2025

	Notes	Unrestricted Funds £	Restricted Funds £	TOTAL 2025 £	Unrestricted Funds £	Restricted Funds £	TOTAL 2024 £
INCOME AND ENDOWMENTS							
Voluntary Income	**2(a)**	90,031	4,530	94,561	95,157	4,667	99,824
Gift Aid Recovered	**2(b)**	16,482	1,074	17,555	20,352	77	20,430
Income from Functional Properties	**2(c)**	86,575	-	86,575	74,914	-	74,914
Church Activities	**2(d)**	5,947	-	5,947	4,152	-	4,152
Investment Income	**2(e)**	86	275	361	91	242	333
Other incoming resources	**2(f)**				48	50,993	51,041
TOTAL INCOME		199,120	5,878	204,999	194,715	55,979	250,694
EXPENDITURE							
Church Activities	**3**	169,739	30,728	200,466	160,001	13,417	173,418
TOTAL EXPENDITURE		169,739	30,728	200,466	160,001	13,417	173,418
NET INCOME/(EXPENDITURE) BEFORE INVESTMENT GAINS		29,382	(24,849)	4,532	34,714	42,562	77,276
NET GAINS ON INVESTMENTS		-	-	-	-	-	-
NET INCOME / (EXPENDITURE)		29,382	(24,849)	4,532	34,714	42,562	77,276
TRANSFER BETWEEN FUNDS		-	-	-	-	-	-
NET MOVEMENT IN FUNDS		29,382	(24,849)	4,532	34,714	42,562	77,276
Total Funds Brought Forward at 1st January		2,015,307	123,240	2,138,547	1,980,593	80,678	2,061,271
Total Funds Carried Forward at 31st December		2,044,689	98,391	2,143,080	2,015,307	123,240	2,138,547

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH NORTH FINCHLEY

Balance Sheet
For the year ended 31 December 2025

	Notes	Unrestricted Funds 2025 £	Restricted Funds 2025 £	TOTAL 2025 £	TOTAL 2024 £
FIXED ASSETS					
Stephens Memorial Hall		1,577,231	-	1,577,231	1,577,231
Building (622 High Road)		356,147	-	356,147	356,147
Equipment		-		-	1,278
	5	1,933,378	-	1,933,378	1,934,656
CURRENT ASSETS					
Debtors and Prepayments	**6**	25,700	-	25,700	20,633
Cash at bank and in Hand	**7**	90,944	98,391	189,334	202,458
		116,643	98,391	215,034	223,091
LIABILITIES					
Creditors - Amounts falling due within one year	**8**	5,333	-	5,333	19,200
NET CURRENT ASSETS		111,311	98,391	209,702	203,890
TOTAL NET ASSETS		2,044,689	98,391	2,143,080	2,138,547
PARISH FUNDS					
Restricted Funds	**9**		98,391	98,391	123,240
Unrestricted Funds					
Designated Funds	**9**	28,889	-	28,889	25,008
General Church Funds	**9**	2,015,801	-	2,015,801	1,990,299
TOTAL PARISH FUNDS		2,044,689	98,391	2,143,080	2,138,547

The financial statements were approved by the PCC on 26th April 2026 and signed on its behalf by:

David Walker
Vicar

Ronald Mathews
Treasurer

Notes to the Financial Statements
For the year ended 31 December 2025

1. Accounting Policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

Basis of accounting
The financial statements have been prepared under the Charities Act 2011 and in accordance with the Charities Statement of Recommended Practice (Charities SORP (FRS 102)) and Financial Reporting Standard 102 (FRS 102)). The financial statements are drawn up on the historical cost basis of accounting except for the Church Building which is excluded and Other Land and Buildings which are included at Market Value

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law.

The PCC meets the definition of a public benefit entity under FRS 102.

Going Concern
There are no material uncertainties about the charity's ability to continue as a going concern and accordingly the accounts have been drawn up on a going concern basis.

Income recognition
Voluntary income and donations (including legacies) are accounted for when received. Income from the recovery of tax on gift aided donations is accounted for in the period to which the relevant donation is received.

Income derived from Functional Properties are accounted for when earned. They are shown gross, with the associated costs of generating the income is included in the running costs of the Asset.

Interest on funds held on deposit is included when it is received.

Expenditure recognition
Expenditure is accrued as soon as a liability is considered probable, and the amount of obligation can be measured reliably. The PCC is not registered for VAT and accordingly expenditure includes VAT where appropriate.

Charitable expenditure includes those costs in fulfilling the PCC's principal objects, as outlined in the Report of the PCC. These include, governance costs and an apportionment of support costs.

- Governance costs comprise all costs involving the public accountability of the PCC and its compliance with regulation and good practice. These costs include costs related to the independent examination and legal fees.
- Support Costs are costs incurred in the running of the Church, Hall and 622 High Road.

The PCC contributes to employee's workplace pensions in accordance with prevailing legislation, where the employee has opted to remain in the workplace pension scheme. The cost in the accounts is the amount of contributions paid and payable during the year.

Taxation
As a charity, the PCC is exempt from tax on income and gains falling within the provisions of the Corporation Taxes Act 2010 or the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen on the PCC.

Tangible Fixed Assets
Consecrated Property and Moveable Church Furnishings
Consecrated land and benefice property such as the church building and vicarage is excluded from the accounts in accordance with s10 of the Charities Act 2011. No value is placed on moveable church furnishings that are held by the vicar and 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 on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is expensed within the Statement of Financial Activities and not Capitalised and Amortised within the accounts.

1. Accounting Policies (Continued)

Freehold Land & Buildings
The freehold land and building, represented by Stephens Memorial Hall and the residential accommodation at 622 High Road N12 are stated at their current valuations for insurance purposes. Depreciation is not provided as the estimated residual value is considered to be the same or higher than the carrying value of the property in the accounts.

Tangible Fixed Assets for use by the Charity
The cost of other furniture, fittings and equipment, less any expected residual value, is depreciated on a straight-line basis over the effective useful life of the asset, which has been estimated as 3 years.

Debtors
Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

Cash at bank and in hand
Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

Creditors and provisions
Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

Fund accounting
The funds held **by the charity are** either:

- Unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the PCC.
- Designated Funds are monies designated for use in the upkeep and maintenance of Stephens Memorial Hall, and for the running of the 123 Club, The English Tuition Club and the Thursday Luncheon Club.
- Restricted funds - these are funds that can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes. The Maintenance fund is a restricted fund which solely benefits the maintenance of the Church building.

Rounding Differences
The PCC recognises that rounding differences may arise in the preparation of these accounts, as amounts are presented in whole numbers of the base currency (GBP) and subunits (Pence) ignored. These rounding differences have been treated as immaterial in the notes to the accounts, to maintain consistency with the headline figures.

2. Income and Endowments

	Unrestricted Funds	Restricted Funds	TOTAL 2025	TOTAL 2024
	£	£	£	£
2(a) Voluntary Income				
Planned Giving	82,572	4,530	87,102	74,422
Collections at Services	5,773	-	5,773	4,459
Legacies Received	-	-	-	18,996
Amounts Allocated for Specific purposes				
Holiday Club	71	-	71	372
Grants Received	1,575	-	1,575	1,575
	89,991	4,530	94,521	99,824
2(b) Gift Aid Recovered				
Gift Aid Recovered - Unrestricted	16,482	1,074	17,555	20,352
Gift Aid Recovered - Restricted			-	77
	16,482	1,074	17,555	20,430
2(c) Income from Functional Properties				
Income From Stephens Memorial Hall	62,875	-	62,875	47,710
Income from 622 High Road - Rent	18,900	-	18,900	27,204
Income from the Use of the Church Building	4,800	-	4,800	-
	86,575	-	86,575	74,914
2(d) Income from Church Activities				
Sale of Books, Cards and CDs, Concerts and Other	188	-	188	54
Fees from Courses, Groups and Events	1,798	-	1,798	165
Fees from Weddings and Funerals	1,188	-	1,188	1,014
Income from Clubs				
Income from the English Tuition Club	994	-	994	1,530
Income from The Luncheon Club	625	-	625	553
Income from the 123 Club	1,154	-	1,154	836
	5,947	-	5,947	4,152
2(e) Investment Income				
Bank Interest Received	86	275	361	333
	86	275	361	333
2(f) Other incoming resources				
Miscellaneous Receipts	40	-	40	48
Insurance Claims Receipt				50,993
	40	-	40	51,041
Total Income	199,120	5,878	204,999	250,694

3.Expenditure

	Unrestricted Funds	Restricted Funds	TOTAL 2025	TOTAL 2024
	£	£	£	£
3(a) Church Activities				
Ministry and Outreach				
Contribution to the London Diocesan Fund	41,000	-	41,000	46,000
Youth and Children's work	709	-	709	1,210
Sundry Ministry and Outreach	7,297	-	7,297	7,947
	49,006	-	49,006	55,157
3(b) Employment Costs				
Administrator's Remuneration - Church Proportion	14,400	-	14,400	16,187
Employers NIC	-	-	-	-
	14,400	-	14,400	16,187

The total Employment costs paid by the year amounted to £29,221 (£26,918 in 2024). No Liability to Employers National Insurance was incurred as these costs fell within the Employers Allowance for the period. The Church Administrator's salary is borne by the Church only, and the salary for the Hall Administrator is funded by the Hall income. These figures are provided in Note 4 below.

The Charity had three employees in December 2025, all of whom were employed throughout the year. Kwame Acheampong is the Hall Caretaker, Babirye D'Arbela is the Hall Administrator and Catherine Edwards is the Church Administrator.

3(c) Church Running Expenses				
General Administration Costs	2,217	-	2,217	2,147
Printing and Stationery	219	-	219	50
Statutory Fees	324	-	324	241
Training	-	-	-	594
Subscriptions	1,479	-	1,479	998
Bank charges	248	60	308	255
	4,487	60	4,547	4,285
3(d) Church Repairs and Maintenance				
Church Premises - Cleaning	-	-	-	1,040
Church Premises - Utilities	13,887	-	13,887	13,793
Church Premises - Insurance	7,569	-	7,569	7,407
Church Premises - Maintenance of the Fabric of Buildings	4,032	29,390	33,422	11,637
Professional Fees	-	-	-	4,200
Vicarage - Repairs and Utilities	8,298	-	8,298	2,485
	33,786	29,390	63,176	40,562

A Fire Alarm and new fire doors have been installed in the Church at a cost of £17,424.

3. Expenditure (continued)

3(e)	Maintenance of Other Functional Properties				
	Expenditure on Stephens Memorial Hall	49,540	-	49,540	42,000
	Expenditure on 622	1,447	-	1,447	1,220
		50,987	-	50,987	43,220
3(f)	Expenditure on Clubs				
	Expenditure on the English Tuition Club	5,234	-	5,234	1,162
	Expenditure on the Luncheon Club	550	-	550	282
	Expenditure on the 123 Club	1,197	-	1,197	755
		6,981	-	6,981	2,200
3(g)	Missionary and Charitable Giving				
	Open Doors	1,478	-	1,478	1,567
	The Church Army	1,478	-	1,478	1,567
	Pathway (Children's Charity)	1,478	-	1,478	1,567
	Wycliffe Bible Translators	1,478	-	1,478	1,567
	Grace House (Christian Care Home)	1,478	-	1,478	1,567
	Colombo Theological Seminary	1,478	-	1,478	1,567
		8,868	-	8,868	9,402
3(h)	Governance Costs				
	Independent Examiner's Fee	1,224	-	1,224	1,128
		1,224	-	1,224	1,128
3(i)	Other Costs				
	Depreciation of Church Equipment	-	1,278	1,278	1,278
		-	1,278	1,278	1,278
	Total Expenditure	169,739	30,728	200,466	173,418

4 Analysis of Stephens Memorial Hall Income and Expenditure:

	2025	2024
4 Hall Accounts		
	£	£
Income		
Regular lettings and groups	57,210	44,750
Parties and other casual lets	5,665	2,960
	62,875	47,710
Expenditure		
Utilities, cleaning, insurance	16,640	16,313
Repairs and maintenance	18,078	14,956
Administration & Salaries	14,822	10,731
	49,540	42,000
Net Surplus	13,335	5,710

Stephens Memorial Hall, although forming part of the Charity, is managed independently as it derives income from its own activity. The analysis of Income versus Expenditure for the Hall alone is set out above. The analysis provides further detail relating to the Income figure shown at note 2(c) and the Expenditure figure shown at note 3(e) above.

5 Tangible Fixed Assets

Freehold Land & Buildings. The Church has control over two Functional Properties, Stephens Memorial Hall and the house at 622 High Road. The costs of these properties are now included within fixed assets on the basis of their Insurance valuation. The book values of both properties have been increased by redevelopment costs incurred. No depreciation is charged since the value of these properties are generally increasing rather than decreasing.

	622 High Road House	Stephens Hall	**Total**
	£	£	**£**
Cost and Net book value at 31 December 2025	356,147	1,577,231	**1,933,378**
Cost and Net book value at 31 December 2024	356,147	1,577,231	**1,933,378**

Equipment.
The value of equipment purchased is Included in the Balance Sheet at its net book value. Depreciation is charged on a straight-line basis over the effective useful life of the asset, which has been estimated as 3 years. The equipment has been fully depreciated in 2025.

	Equipment Total
	£
Cost at at 1 January 2025	**17,433**
Equipment Purchased during the year	**-**
As at 31st December 2025	**17,433**
Depreciation	
As at 1 January 2025	**16,155**
Charge for year	**1,278**
As at 31 December 2025	**17,433**
Net book value at 31 December 2025	**0**
Net book value at 31 December 2024	**1,278**

6 Debtors

	2025 Total	**2024 Total**
	£	**£**
HMRC (tax reclaim)	12,325	12,722
Amounts Due from the Letting of Stephens Memorial Hall	13,375	7,911
Net Salaries, PAYE & Pensions		
	25,700	**20,633**

7 Cash at Bank and In Hand

	Cash as at 1 Jan 2025	Receipts In The Year	Payments in the Year	Cash as at 31 Dec 2025
	£	£	£	£
General Church account	36,436	115,580	(127,596)	24,420
Maintenance account	141,014	23,755	(28,743)	136,026
Hall Current Account	13,549	65,797	(70,845)	8,501
Hall Reserve Account	5,087	20,136	(7,000)	18,223
English Tuition Club - Bank & Cash	5,153	994	(5,234)	913
The Luncheon Club- Bank & Cash	674	625	(550)	750
The 123 Club - Bank Account	545	1,154	(1,197)	502
	202,458	**228,040**	**(241,165)**	**189,334**

The Net cash position of the PCC has decreased by £13,124

8 Creditors – Amounts falling due within one year

	2025 Total	2024 Total
	£	£
Rental Deposits for Flats	1,882	1,832
Amounts due to Suppliers and Unpaid at the Year End	1,130	940
Amounts due to Missions Partners	-	9,402
Provision for Additional Payment to the London Diocesan Fund	-	5,000
Accruals	1,800	1,616
Sundry Creditor	522	411
	5,333	**19,200**

9 Analysis of Parish Funds

Movements during 2025

	Balance at 1 Jan 2025	Income	Expend.	Transfers	Balance at 31 Dec 2025
	£	£	£	£	£
General Church fund	1,990,299	110,415	(84,914)	-	2,015,800
Designated Funds					
Stephens Memorial Hall Current Account	13,549	65,797	(70,845)	-	8,501
Stephens Memorial Hall Reserve Account	5,087	20,136	(7,000)	-	18,223
English Tuition Club	5,152	995	(5,234)	-	913
The Luncheon Club	674	625	(550)	-	750
The 123 Club	545	1,154	(1,197)	-	502
Designated Funds	25,008	88,706	(84,825)	-	28,889
Total for Unrestricted Funds	2,015,306	199,121	(169,739)	-	2,044,689
Restricted Funds					
Maintenance Fund	123,240	5,878	(30,728)	-	98,391
Grand Total	2,138,547	204,999	(200,466)	-	2,143,079

Movements during 2024

	Balance at 1 Jan 2024	Income	Expend.	Transfers	Balance at 31 Dec 2024
	£	£	£	£	£
General Church fund	1,964,024	142,216	(115,941)	-	1,990,299
Designated Funds					
Stephens Memorial Hall Current Account	5,901	49,509	(41,861)	-	13,549
Stephens Memorial Hall Reserve Account	5,015	73		-	5,087
English Tuition Club	4,785	1,530	(1,162)	-	5,152
The Luncheon Club	403	553	(282)	-	674
The 123 Club	464	836	(755)	-	545
Designated Funds	16,569	52,499	(44,060)	-	25,008
Total for Unrestricted Funds	1,980,592	194,715	(160,001)	-	2,015,307
Restricted Funds					
Maintenance Fund	80,678	55,979	(13,417)	-	123,240
Grand Total	2,061,271	250,694	(173,418)	-	2,138,547

9 Analysis of Parish Funds (continued)

Descriptions of the funds and their purpose are as follows.

Unrestricted Funds:

The General Church Fund: The General Church Fund is an Unrestricted Fund and Includes the Fixed Assets, the General Church Bank account the Debtors and the Creditors. The fund Income is received from Voluntary Giving by the members of the Congregation, and its expenditure is incurred in the operation of the Church.

Restricted Funds:

The Maintenance Fund: The Maintenance Fund is a Restricted Fund that is used for the Maintenance of the Church Building and other ancillary elements forming part of its fabric. The Fund Income is received from Voluntary Giving by members of the congregation.

Designated Funds:

The Hall Current Account: The Hall Current Account receives Income that is derived from the use of the Hall. Expenditure on the operation of the Hall is also paid from this fund. The fund may also be used for General Charitable Purposes subject to limits imposed by the Hall Deed and the Hall Charity Commission Scheme (1972)

The Hall Reserve Account: The Hall Reserve has been accumulated over time from Surpluses generated from the Hall's activities. The Hall Reserve is held for the purpose of major Maintenance or Redevelopment work of the Hall.

English Tuition Club: Income is derived from the activities of the Club and Expenses are paid out of Income received. The fund surplus has been accumulated over time from the activities of the Club.

The Luncheon Club: Income is derived from the activities of the Club and Expenses are paid out of Income received. The fund surplus has been accumulated over time from the activities of the Club.

The 123 Club: Income is derived from the activities of the Club and Expenses are paid out of Income received. The fund surplus has been accumulated over time from the activities of the Club.

Analysis of closing balances at 31 December 2025

	Fixed Assets	Cash	Owed between funds	Creditors	Debtors	Total
	£	£	£	£	£	£
General Church fund	1,933,378	62,055		(5,333)	25,700	2,015,801
Designated Funds						
Stephens Memorial Hall Current Account	-	8,501	-	-	-	8,501
Stephens Memorial Hall Reserve Account	-	18,223	-	-	-	18,223
English Tuition Club	-	913	-	-	-	913
The Luncheon Club	-	750	-	-	-	750
The 123 Club	-	502	-	-	-	502
Designated Funds	-	28,889	-	-	-	28,889
Total for Unrestricted Funds	1,933,378	90,944	-	(5,333)	25,700	2,044,689
Restricted Funds						
Maintenance Fund	-	98,391		-	-	98,391
Grand Total	1,933,378	189,334	-	(5,333)	25,700	2,143,080

10. Related Party Transactions

There were no expenses incurred by PCC members in relation to training, travel, subsistence or communication in the year.

Members of the PCC gave a total of £15,780 (2024: 21,328) in unrestricted offerings and donations during the year.

There were no other related party transactions in the year to 31 December 2025.

View this email in your browser



Christ Church North Finchley Annual Meeting.

Being part of Christ Church Annual Parish Church Meeting 2026

It will be great to welcome all of you who are able to attend our annual church family meeting in person (this is definitely the best way to join in if you can). We will be meeting in church on **Sunday 10th May at 4pm**. For those who are unable to be with us in person, you can listen in to the meeting via Zoom.

Zoom link: Click https://us02web.zoom.us/j/87814515096?pwd=OcofFUOJ8Bk7fRjgV9WpI02kd1tasN.1

Reports to church members & prayer requests

"We always thank God when we pray for you..."

The idea of these reports is to give reason for thanksgiving and incentive to pray. Here are a few things that are making me give thanks and pray as I look at where we are at the moment:

This year has seen many tensions increase internationally and locally, and a lot of people are seriously worried. In the midst of that, what a blessing it is to be a community made up of really different people, united in and by Jesus. It is the fruit of the gospel of peace on display and we thank the Lord for it, and recognise that it is something to pray for and work hard at keeping, because it comes from the Lord and doesn't just come naturally. The fact that this year we have been able to both welcome Iranians and extend a hand of friendship and concern to Jewish neighbours shows that God is doing good among and around us even when it doesn't make the headlines.

Continuity and care

"The Lord is good and his love endures for ever; his faithfulness continues through all generations." (Ps 100:5) It's so good to see God's long term faithfulness on display here. We see it when people care for each other, welcoming, visiting, giving lifts, praying and befriending. Quietly, lots of this is happening here. It's also seen in the faithful service displayed in long term areas of ministry - a particular encouragement this year has been to see the English Tuition Classes continuing to be a blessing to new students after a handover of leadership last summer. The same faithful attitude and gospel values of the team who led it previously have been taken up by the new leaders. Read Juhee's report below to find out more.

Practical matters

What a blessing it is to be able to use and take care of the buildings and premises that have been entrusted to us. I'm really thankful for the patient care that is taken by many people at Christ Church as they maintain and improve our buildings and gardens. As the city around gets more built up it really stands out - frequently I see people stopping and staring and taking pictures outside Christ Church. It also plays a significant role in making us as the Christ Church family welcoming, accessible and easy to join. Being open and accessible brings work, challenges and some risks, but it is a gift to be like that for the sake of Jesus' mission.

On our doorsteps

More people are moving to North Finchley, and all of them need Jesus. The mission fields are right on our doorstep. When Jesus looked at a similar situation he told his disciples to "ask the Lord of the harvest to send workers

Blessings in Jesus, Dave Walker

Gatherings

(Services, youth and children's ministry, our small groups, prayer meetings and informal meet ups - different times when we meet together to grow in Jesus.)

Services & House Groups (Dave Walker)
Our regular pattern of services continues, with weekly services on Sundays and Thursdays at 10.30am, along with monthly services of Prayer and Praise and seasonal services at other times. In 2026 we're thankful to have our new Sunday Supper services - a once evening in the church hall which varies between a New Songs Cafe, Movie Night and Hot Potato discussion.
We have six small groups running at the moment.

Things to be thankful for:

- People being added to our congregations, especially on Sundays.
- Our new Sunday Supper services.
- A few people joining our small groups and for persevering together in Jesus
- The faithful team of leaders, preachers, housegroup leaders, musicians, tech people and welcomers who make all of this possible.
- Church lunches being such a blessing.

Things to pray for:

- Wisdom and faithfulness for all involved in planning and organising our services and small groups.
- For more of our members to join in with small groups.
- More help to run church lunches through the year.

Curate (Alex Williams)

1. Things to be thankful for:

The really useful things I have learned during placements at another Church of

Opportunities to prepare and lead a baptism, a wedding and a funeral each for the first time, and the privilege of sharing Jesus with people in such significant times.

2. Prayer needs:

To be a blessing and a help to Christ Church especially when Dave and Sarah take a step back from ministry here for three months over the summer.

Youth and Children's Ministry

Creche

The creche is doing well, averaging 4-6 children per week, a nice group for the size of the room. The children seem to be settling better each week as they start to get to know the leaders well and as we develop good relationships with families. We are working through the Beginners Bible at the moment, trying to link the stories with the main Christian calendar time. We are grateful for a lovely and reliable team of helpers and for the weekly crafts provided by Shirley that link to the bible passage and the children all enjoy.

We are thankful for Alejandro as he takes on leadership of the creche while Dave is on study leave and Sarah is therefore away too. Please do pray for him and the team during this time.

Gateway 4-7 yr olds

We praise God for our group of lively and enthusiastic 4 – 7 year olds in Gateway. This year we included younger children [4 yr olds still in nursery] and this has gone well; although it can make it a challenge to have pre-readers and writers in the group. We brought younger children in as we were concerned that we would not have a viable group as so many children went up to Explorers last summer. However, God knew better! We have had many new children join the group and currently have 14 on the register! Please pray for us as we try to plan well for this wide age range.

We thank God for our dedicated team or leaders and helpers - Juno, Maggie Kelly and Ade. However, we have lost one helper and one leader is now just helping this term and although Ade has stepped up to 2 weeks a month we do need a co-leader to share preparation and leading with Maggie. Please pray for God to prompt just the right person.

This year we have been using the online ‘Mustard Seeds’ resources and have found this to be a great help with our lesson planning. We have a smaller number of children on roll than in recent years, but have a larger core of regular attenders. As a result we as leaders are getting to know the children much better and the children are getting more comfortable with each other too. They are a lovely group of children to work with, we often have good discussions both with the whole group and in smaller groups, as the children grow in confidence to contribute and ask questions.

We are blessed with a leadership team of Kathryn, Faustina, Rachel and Lukas, and all of us take turns in preparing sessions and in assisting with sessions, on average twice a month, which enables us to get to know the children better and have a sense of continuity. Looking forward to the next year, we pray that some additional adults will join our team in preparation for Rachel and Lukas moving on in 2027.

Revive - 14+ yr olds

We thank God for another encouraging year with Revive, continuing as a space for hearing God’s word, honest discussion, and fellowship for our 14-18 year olds.

Attendance has remained steady, with a committed core engaging thoughtfully with topics exploring faith, identity, and living as Christians today. This year’s teaching has helped connect biblical teachings with everyday life for young adults.

It has been encouraging to see young people continuing to contribute and serve through our monthly Serving Sunday, which is coordinated and led by Ash.

We are grateful for our dedicated volunteers, Tony, Graham, Suki, Christina, Sarah & Rachel whose commitment and care create a safe and welcoming environment for spiritual growth and fellowship.

We also give thanks for the ongoing use of the High Road Baptist Church hall, providing a consistent and valued meeting space.

Prayer Points:

- Give thanks for our volunteers and their faithful service.
- Pray for continued spiritual growth and deepening faith among our young people.

Pathfinders:

Thankful for:

The young people bonding well, asking questions and digging deeper into what they believe. We have continued Grace House visits which the Grace House residents engage in really well and the young people enjoy (we slowed them down for a while and the young people asked for them back!) I am so grateful for the dedicated team, Margit and Will and the recent addition of Joel who has been an adhoc helper in the past.

Pray for:

Continued fellowship amongst the group, that they might build lasting relationships with each other that will support them into later years. Wisdom in our teaching/lesson plans, that we would be a steady and constant source of encouragement to know God better and help show and guide them to see what it means to be His people.

Women on Thursdays (bible study group) - Kathryn Turl

Things to be thankful for:

- We are a group of women at various stages of Christian faith, and over the last year we have done bible studies on Biblical Womanhood, Psalms, and the Life with Jesus discipleship course. We always have good discussions and lots of opportunities for the more mature in faith to share their faith and experiences with those who are exploring Christianity.
- We enjoy good friendships and lots of fun in the group, and newcomers are quickly absorbed into the group, as we share life's ups and downs together.

Prayer needs:

- Our group is getting smaller, as our children grow older and patterns of work change - please pray for God's guidance for the future of this group.

Outreach

(Those things we do to reach out into the communities around us with the good news and goodness of Jesus.)

English Tuition Classes - Juhee Vedangi

Things to be thankful for:

- For the Church Pst. David, Pst. Alex, Rosemarie, Mary to have this ministry for their relentless support to carry on the good work.
- For Jonathan who is selflessly service, his humility and willingness to serve.
- For students' favour, and participation in English Tuition Club.
- For students' open to salvation.
- For volunteers Sheila Ali, Sheila Anderson and Juhee Vedangi their efforts and willingness.
- For their knowledge and skills invested.
- For ETC because it enables volunteer's to serve, and as they draw near the Lord, their testimonies build up their faith stronger.

Things to pray for:

- For students to be eloquent in English.
- For students that they be saved and know the Lord.
- For volunteers Sheila Ali, Shelia Anderson and Juhee Vedangi to grow in the Lord.
- To grow in knowledge and skills required for serving.
- For ETC to flourish and grow for higher impact socially and spiritually.
- For more volunteers to be added in ETC.
- For God's presence to guide us as we conduct classes.

123 Club - Christina Siattis

Things to be Thankful for:

- Good regular attendance.
- The children enjoying the various activities, and the adults looking forward to meeting up each week.
- Members forming good friendships within the group and outside the group.

- Our recent Easter celebration party for the group went really well, a good turn out and everyone thankful to receive a booklet on the story of Easter.

(as they also did at Christmas for The Story of Christmas).

Last summer some members signed up for the Holiday Club for their older children, and have already enquired for dates for a definite booking for this year.

Prayer Needs:

- We pray that we may continue to bless the community within this ministry.
- That seeds are sown of the love and salvation of our Lord Jesus Christ.

Brunch Club - Jodie Willett

Thankful for:

A huge growth in our numbers! Marjorie's ‘move it or lose it’ exercise class has been an enormous blessing to team up with and much of the group enjoys taking part before joining in with the brunch session. I am incredibly grateful for Christine Fisher without whom the group would not flourish as it has. We now have a weekly activity which ranges from bringing in something interesting to show the group to playing bingo, these have been very popular and have helped the group grow even closer. We have been able to re-establish our connection with Wren Academy after our previous teacher connection moved on which has been a joy to continue and has been great fun for all involved. Give thanks for my grandma Carole who works away in the kitchen each week with me.

Pray for:

sustained health for all of our members. Continued fellowship, care and love for each other, giving thanks for a group who really care about each other, checking in on each other and supporting each other through illness and difficult situations. Pray for our connection to Wren Academy to be an encouragement to the young people, that they would see people who have lived a whole life and STILL love Jesus.

Persian Ministry Report - Aled Williams & Mark Johnson 2025-6

community in 2025-6

Things to be Thankful for:

* **Discipleship Flourishes.** We have been greatly encouraged as more than 30 Iranians took part in two Farsi Christianity Explored Courses this year. Their genuine desire to learn, ask thoughtful questions, and share their faith wonderfully reflects 2 Timothy 2:2. Thirty Iranian believers were baptised, and others are preparing for baptism through the current course.

* **Monthly Persian Worship.** We will soon be starting a Monthly Persian worship time in the Small Hall, after the morning service and coffee. With Finglish (phonetic Farsi) on the screen, so the wider church family can participate. We are also sending members of our Iranian family to the Persian Myriad network for a 2-year leadership training course, equipping them as the next generation of leaders.

* **Joyful Shab-e Yalda Celebration.** We were delighted to welcome 160 guests to the Shab-e Yalda Dinner & Dance in December 2025. The evening gave us a wonderful opportunity to share the good news of Jesus with many from the wider Persian community outside Christ Church, while supporting our own Persian brothers and sisters who are separated from family and friends.

* **Deepening Connections.** Our partnership in the gospel with the Persian Anglican Network and Elam Ministries continues. Elam Ministries in particular have been wonderfully supportive over the years and generously provide us with the beautiful red and gold Persian New Testaments we distribute, free of charge. We also continue our connections with the Persian Advice Bureau.

* **More Helpers.** God has answered our prayers and provided more volunteers, especially women, to befriend, support, read the Bible with, assist with English for, and pray alongside our Iranian family who are far from home.

Things to Pray for:

* **Situation in Iran.** Pray for the situation in Iran, that by God's grace these may be the birth pangs of a new day, where the church can worship freely, as we do, and make disciples without fear of persecution, imprisonment or worse.

* **Disrupted Roots And New Beginnings.** Sadly, Home Office relocations continue to uproot the new community forming among our Iranian family,

Home Office housing and the struggle to find accommodation without deposits or payslips because of initial work restrictions.

* **Fruitful in Good Soil.** We cherish serving our Iranian church family. Our prayer for them is that the good soil of Mark 4 will win out over the thorns of competing interests, so that they hear the word, accept it, and produce a crop, thirty, sixty or even a hundred times what was sown (Mark 4:20).

Process

(The things we do which enable all of the other areas of our ministry to function and flourish)

PCC Secretary's Report - Christine Denny-Cooper

The Church Council meets every other month with the exception of August and December.

Issues that have arisen:

Security has been a big issue over the past year, and a number of possible solutions have been discussed and will be re-visited at the next meeting.

The Church Council is responsible for 2 flats next door to the church. The top flat is occupied by the Curate, but the ground floor flat is rented out on a commercial basis. Maggie Thorp who manages the property has been investigating the impact of new legislation regarding tenancies to ensure we comply with the new regulations which come into force on 1st May 2026.

Members of the Church Council undertake responsibility for Finance, Safeguarding, Buildings. Youth and Children's Work, Human resources and Outreach. They have all produced their own reports.

The Church Council extends their gratitude to all the volunteers who help with the children and young people, the gardening, cleaning, refreshments and help out at any other events which crop up from time to time and particularly with the Holiday Club.

Things to be thankful for during the last year:

- Thankful for the effort put in by everyone engaged in running and maintaining the church and church hall and the contribution church premises are able to make to community engagement and mission.

Narthex Project:
Work on the Narthex has continued during the year. After revising the project design following feedback from the pre planning application. The architect suggest that we proceed with the application for a faculty before submitting a final planning application in the belief that have the faculty approval may accelerate planning approval. Following the making the faculty application the diocese raised a number of issues which we are currently working through.

Challenges to be faced in the next year which will require prayer support.

Prayers Required for:

- For the Narthex Project, for a successful planning application, for the further development of the project and for guidance on fund raising.
- For finances to undertake essential work on the church hall windows.

Finance – Ronnie Mathews

A full copy of the Accounts and Financial Report is available for anyone who wants it. email ronnie.mathews@christchurchnorthfinchley.org.uk

Safeguarding - Annie Nichols

We are thankful:

- That there have been only a limited number of safeguarding incidents to be reported this year an for the love and care shown to those individuals and for the services this country has for those individuals to access
- That safeguarding is being taken very seriously by the wider Church of England and systems and standardised mechanisms of reporting have been introduced to ensure that those who worship at Christ Church can do so safely.
- For safeguarding Sunday and all who took part
- For the ongoing and rapid support of the diocese safeguarding team and the provision of guidance and training
- That safeguarding is recognised as a church responsibility and the church has been active in identifying and flagging areas of concern.

Things to pray for:

- God’s protection from harm and abuse and that ongoing and new incidents raised will be dealt with lovingly and good outcomes met
- Ongoing awareness of the importance of safeguarding at CCNF.
- For the current climate in North London, that we will be able to support and love our neighbours of all faiths and walks of life

Garden Girls Report - Cath Demetriou

The garden girls are a team of 5 and we meet every Thursday morning for 1.5 hours to tend to the church garden.

We are thankful for:

- What has become a special time of friendship and support.
- The assistance of Mark (Tannera's husband) who worked in the side garden, digging, pruning and sawing.
- The blessing of being able to work in our church garden and seeing the wonder and beauty of God's creation.
- Two robins nesting nearby waiting for us to reveal a worm or two.

Things to pray for:

- The ability for us to carry on, some of us are no longer Spring chickens!
- More people willing to join the team.
- Wisdom to know the best use of our limited time.

IT & Tech - Kelly Morris

Thankful for:

- a small group of volunteers on a Sunday who either just turn everything on for us which is unbelievably helpful if the operators can’t get there before 10am, and for Raleigh, John and Ronnie and who faithfully serve operating the kit during the service to enable songwords, scripture and liturgy to be shown on screens and online for the congregation. During Revive's serving Sunday we often have helpers from there too. I pray that all who serve in this area do actually see this as service and another way of worshipping our Lord, and not just something that needs doing.

amount of feedback so far and it has all been positive. On average there seems to be 15-20 people using it regularly currently
- The continued ability to reach people online, we often have people from other countries watching our services, or listening to the talks (available as podcasts now on YouTube and Spotify) and creating YouTube shorts of parts of the talk is reaching even more people and a great way to share the Gospel and what we do at ChristChurch with friends and family who wouldn't ordinarily watch a full service.

Pray for:

- As always, more people to join the team, age doesn't matter, just a willingness to serve in this way. Either just getting everything set up in a morning, or operating the equipment, or both
- Exploration of more ways we can use the technology we have to further the Gospel message in the communities around us
- The current team as we navigate various changes happening in our lives, that we still have the hearts and the time to continue serving in this way

On a practical note, the Mac Mini we use for streaming is too old to receive updates. It is still currently working well but this will need replacing at some point as everything we use that for is through an internet browser which can no longer update and will stop being supported at some point. So praying for provision for a new Mac/PC/Laptop to replace this when we need it.

Flats at 622 High Road - Maggie Thorp

The flats at 622 High Rd we are responsible for continue to be a blessing. We thank God for them. They are providing homes for Alex our curate and for our two lovely tenants in Flat 1. The property is being well cared for and we have had few maintenance issues to deal with. We have been alert to recent changes in the law which include fixed term leases no longer being legal. The tenants in Flat 1 are keen to continue as long term tenants. We praise God for the funds the rent provides for the church.

Hall Administration - Babirye D'Arbela

Things to be thankful for:

community gatherings.

Prayer needs

- Pray for continued guidance and effective administration in managing day-to-day operations as well as the continuing positive impact that the hall has in serving the local community.

Parish Administration - Cathy Edwards

Things to be thankful for:

- I am very thankful for everything that we have achieved this year and for all the help and guidance from everyone I have worked with, especially from all the contractors during the past 12 months who help maintain the Church and hall.
- I am very thankful to work with such wonderful people and be part of the Christ Church family.

Things to pray for:

- I would like to pray for everyone at Christ Church and our community, especially our amazing volunteers who give up their free time and provide such wonderful support.

Dave's study leave (June-August)

From the start of June I and the Walker family will not be at Christ Church for three months. This is because I'm having a period of study leave (sometimes also called a sabbatical). The Church of England encourages vicars to do this (after they have been in post for 7 years or more) in order to think, pray and recharge for ongoing ministry.

What will the Walkers be doing?
I (Dave) will be taking a rest, doing some study and life admin; meanwhile the rest of the family will carry on with normal things like exams and work. On Sundays we will still be at church, but not at Christ Church. We will visit other churches and join in with what goes on there. We will be away some of the time but will be at home for most of it. We will return to Christ Church at the start of September.

such a good team of people who will continue to take care of our regular services and other ministries. Our churchwardens Mike and John will be responsible, along with Alex, for leading the church in Dave's absence. In the sort of situations where you would normally want to talk to Dave, you can talk to them. Members of the children's team and Ash and the holiday club team will be taking care of areas of responsibility that normally fall to Sarah. Please pray for and encourage all of these people. There may be a few extra opportunities for you to step up and serve at Christ Church during this time - we pray that the Lord will use this to grow his family here.

Partnerships

(our active relationships with people outside of Christ Church with whom we work for Jesus to be known and shown.)

Dave Walker – Missions Report
At Christ Church we take part in God's worldwide mission both through our local ministry and through partnership with others both locally and globally.

Things to give thanks for:
Our mission partners Gareth & Katherine Mort (Wycliffe Bible Translators in Nigeria), Colombo Theological Seminary (Training pastors in Sri Lanka), Open Doors (supporting persecuted Christians around the world), Church Army (sharing the gospel and social care in the UK), Pathway (gospel ministry with schools in North London) and Grace House Christian Care Home. These are the organisations we support financially and from whom we hear regular updates (which we share via the newsletter).

We continue to give thanks for Grace House care home, with whom we became formally connected last year. We give thanks for the privilege of sharing this minsitry with sisters and brothers at St Paul's Finchley. We give thanks for Will & Suki Hawkes who are trustees and for Ernie Perry who, as well as being a trustee, is working there as part time chaplain, which really helps with pastoral care.

Encouraging personal contact with some of our partners. It was a joy to have the Morts visiting us last Summer - they will be with us again in July.

Ongoing faithfulness and provision for our mission partners.
For us to be faithful in encouraging and supporting them.

Grace House

Christ Church has a closer partnership with The Christian Care Trust, the charity which operates the 11-bed Grace House care home at 110 Nether Street in West Finchley - an arrangement through which God blesses both the home and the church.

Many from Christ Church are involved with Grace House. Christ Church's ministers Dave Walker & Alex Williams regularly visit the home, providing communion for residents. Church members Will Hawkes, Suki Choi and Ernie Perry are on the board of trustees and Ernie also acts as the home's chaplain, providing pastoral and spiritual support to residents and staff, and co-ordinating the home's worship services.

Volunteers Margaret Street and Marjorie Bremner support through companionship and exercise classes; and Christ Church's young people often visit on Sunday mornings to join the residents in activities. Christ Church's oldest member, Betty Evans, has been resident at the home for many years.

It is no small miracle that the home continues to run given its small size, and we give thanks for God's grace shown through the faithfulness and dedication of all who serve there.

Please pray for the residents, that they may continue to live happily and safely in the knowledge and love of God, and the staff through whom God's love is shown every day. All at Christ Church are warmly invited to visit Grace House, to get to know the residents and staff, and play a role in the Christian life of this special place.

Schools

It's great to have really good partnership with Wren Academy and also with Moss Hall. The Wren partnership centres around them coming to us for services on various times during the year (primary harvest, Christmas, Easter and y6 leavers in the summer and secondary Christmas & Easter services). These school services are really well attended by children and parents, and are some of the biggest events we hold at Christ Church during the year. The Moss Hall link has been greatly helped by Pathway, with whom we go in to take regular assemblies. The Christmas Experience is a huge help in connecting

Give thanks for:
Good relationships with staff and children at Wren and Moss Hall, and for the many opportunities we have to share Jesus through these links.
Pray for:
That the doors would remain open and that we would make the most of the opportunities the Lord has given us.
Schools in our area, some of which are struggling to keep going after a significant drop in birth rate across Barnet.
Christian teachers and students, that they would be ambassadors for Jesus where the Lord has put them.

The Christmas Experience (Pathway)
A big thank you to the team of volunteers from Christ Church who helped welcome more than 400 children from nine local primary schools to experience the Nativity brought to life. From the welcomers and actors, to the people who spent countless hours preparing the craft wheels and the gift packs for the children, to those who helped assemble and dismantle the extravagant set! We couldn't have done it without you.
The event ran a week earlier than previously, from 2-4 Dec, and also featured an open evening to the public, which was an encouraging time with a good number of people coming along. There is still scope to reach more schools (particularly it would be good to see Moss Hall return and Northside school, as they are very close by). Pathway were also thankful that through the 'Sponsor a class' campaign, we raised £8679.82 (with Gift Aid) and were able to buy a second set of scenery and props to extend the experience to five churches instead of three (in 2024). And did you hear that it featured on Premier Radio's 'Inspirational Breakfast' programme on Monday 8th December? Do pray that this work would continue to be fruitful in reaching families and building connections with local schools.

Oak Hill College
Oak Hill continues to do a great job training people for pastoral ministry. We are privileged to partner with them through our placement students (currently Lukas Hank), who are a huge blessing at Christ Church. There is urgent need for prayer for Oak Hill as very few people are going forward for residential training, especially for ordination in the Church of England at the moment.

Give thanks for:
The students and staff of Oak Hill and their faithfulness and love for the Lord and his church.
Pray for:

his harvest field."

The Church of England

At Christ Church we are thankful to be members of the Church of England and continue to be active within our diocese and deanery. At this year's annual meeting we will be appointing three people to represent us at Deanery Synod and Dave continues to represent us at Diocesan Synod. Dave is also an area sub-dean in Barnet Deanery.

The Church of England continues to need our prayers among serious division about its theology and direction. The adoption of Prayers of Love and Faith and the surrounding controversy have caused something of a rift, and this is both painful within the church and a hindrance to mission. I'm thankful that during the last year at a diocesan and national level, many faithful people have graciously expressed their concern about the church moving away from the bible, and that this has resulted in a halt in this process, at least temporarily.

One of the key practical issues among this is how we relate to our bishops, as they have been given a particular responsibility in guarding and articulating the teachings of the church, and some of whom have also been the main driving force in moving away from these Bible-based teachings in practice. In this current situation we're very thankful at Christ Church to recieve additional pastoral oversight from Bishop Rob Munro (Bishop of Ebbsfleet). This support has been offered to us with the approval of Bishop Anderson (Edmonton).

We're thankful for this provision and consideration from the London Bishops. Please pray on for all our Bishops as they navigate the difficult situation that has emerged, and pray for our synod reps, for our PCC and for Dave and Alex that we would be gracious, faithful and clear within it. Please also pray for the appointment of the new bishop of London during the next year, that whoever comes to that role will help to feed and protect Jesus' sheep.

Christ Church North Finchley – Minutes of the Annual General Meeting held on Sunday

Minutes of the 2025 AGM

Christ Church North Finchley
Minutes of the Annual General Meeting held on

Annual Parish Meeting.
The Purpose of this meeting is to elect two Church Wardens and, unlike other church business due to be discussed, only those who are on the Electoral Roll and those living in the parish are eligible to vote.

Election of Church Wardens:
DW announced two nominations for Church Warden – Mike Barkway and John Haruna. Both nominees were duly elected.

62 church members attended the meeting.

Minutes of previous meeting: The Minutes of the Meeting held on 21 May 2024 were approved and signed by the Chair Rev. David Walker.

DW welcomed those present in church and those watching on “Zoom” and opened the meeting with a time of prayer.

DW read from 1 Thessalonians Ch5 v 11 and focused on four areas of ministry.

- Gatherings
- Outreach
- Process
- Partnership

Gathering - The importance of welcoming new people to church. Encouraging each other - discussing the sermons after the service over tea and coffee. Ensuring we "holdfast" to the gospel and don't allow it to be watered down to make it more appealing.

Outreach - Youth and Children’s work. DW reflected on how blessed we are to have so many children in our congregation and said that more leaders and helpers are required to keep the classes running safely. He asked for prayer support for those who are currently teaching and leading the groups from Creche to Revive.

In addition, there is the English Tuition Class for adults - this has been run by three ex-teachers who are now leaving. We have on possible replacement, but she will need help. We need to pray that more leaders will become available to keep the work going.

Aled Williams gave feedback on the work with the Iranian Community at Christ Church - he is currently running a Christan Explored Class of about 40 people

Process – Finance - The Treasurer has circulated a copy of the latest Report and Accounts to church members. Hard copies are available at the back of church if needed. RM gave a brief overview of current expenditure - Contributions to the Common Fund, salaries, general upkeep of church and hall buildings, heating and lighting etc. and stressed the importance of regular committed giving to enable church council to prepare realistic budgets.

Partnership - Christ Church makes regular contributions to Pathways a Christian Organisation committed to taking the gospel message to children and young people, Ashley Nicols is our link person, and he has contacted a number of local schools and established relationships which enables him to take the gospel message to the children and hopefully their families. Pathways also put on the Easter and Christmas Experience - recreating the events of both Easter and Christmas.

DW also mentioned our links with Grace House Retirement Home - some of our church members volunteer there and some of the children's groups visit on a regular basis.

Buildings - MB reported that plans to refurbish the Narthex have been submitted to the London Borough of Barnet and he is waiting for their response.

Safeguarding - Christ Church leadership team have a legal responsibility to protect members of the congregation and adhere to the Policies and Protocols set out by the Church of England. Names of the Safeguarding Officers and Children's Champion are listed in a folder in the Narthex.

Curate's Report - Alex Williams thanked the church family for their welcome and support, he focused on the importance of opening up God's Word to both adults and children and stressed the importance of joining a house group, bible study or prayer group. He reflected on the way he observed church members helping and supporting each other and the level of the inter-generational friendships he saw and expressed the hope he would get to know people much better as time progressed.

DW rounded up this first part of the meeting with a time of open prayer.

Appointment of people to positions of responsibility:

Church Wardens – Mike Barkway and John Haruna

Church Council - Maggie Thorp, Tony Afuwape, Sarah Afuwape, Jodie Willett, Nakato
Kiwana Annie Nicols, Graham Turl.
Deanery synod - Cyril and Natalie

Appointment of Independent Examiner – John Helm FCA (Simply Churches Limited)

DW thanked everyone for attending and the meeting closed at 4.20pm.



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