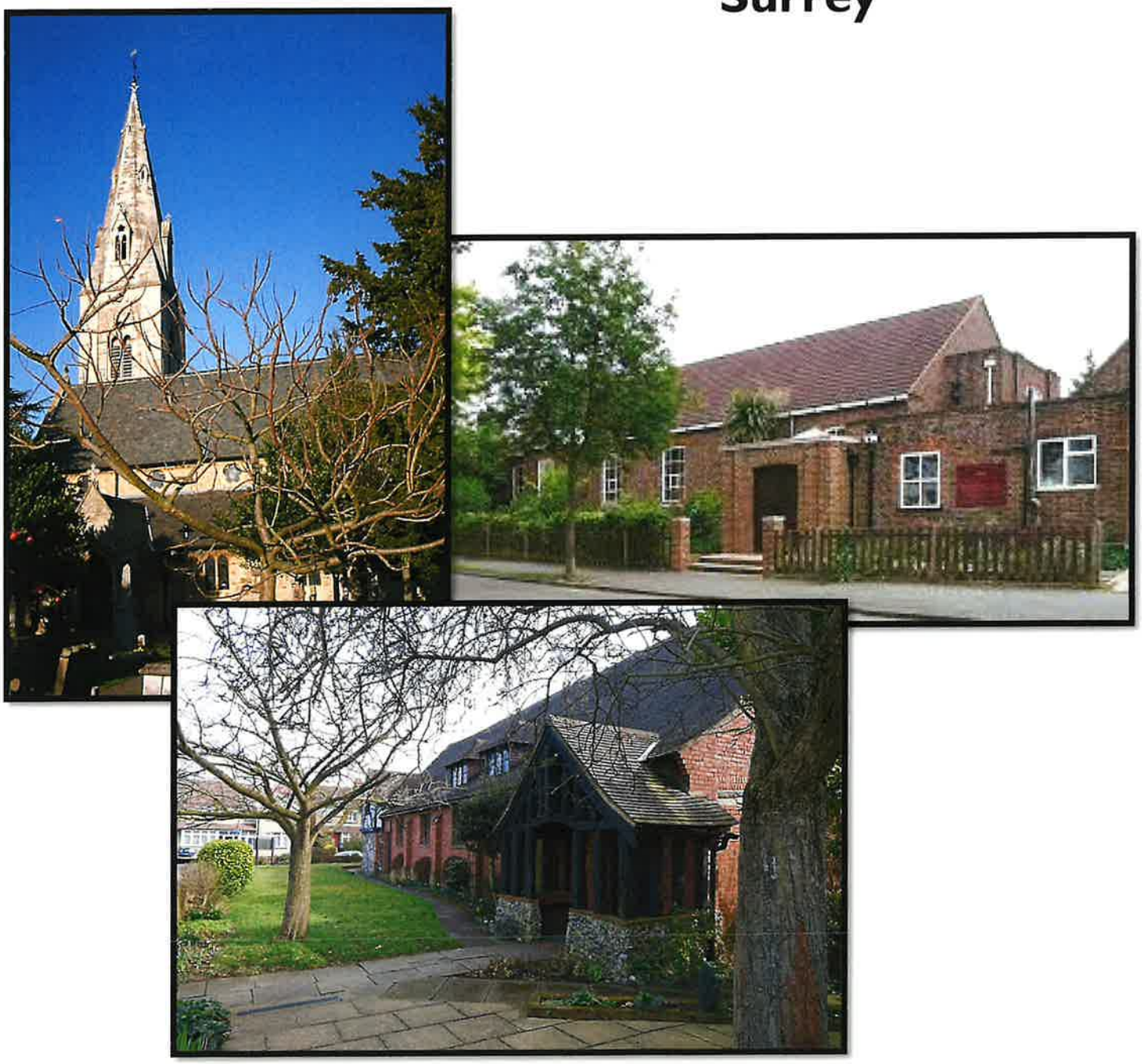
St Dunstan's I St Alban's I St Oswald's

CHEAM TEAM MINISTRY

working together for the glory of God

The Parish of Cheam, Cheam, Surrey



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

Administrative information

The Parish of Cheam is a Team Ministry with three churches. We share the same aim of every Church of England Church, which is to promote the whole mission of the Church – pastoral, evangelistic, social, and ecumenical. We aim to be open, inclusive churches, where everyone is welcome to come and worship God no matter where they are on their personal pilgrimage.

Correspondence Addresses as follows:

- St Dunstan's: Church Road, Cheam, Surrey, SM3 8QN
- St Alban's: Elmbrook Road, Sutton, Surrey, SM1 2JF
- St Oswald's: Brocks Drive, North Cheam, Surrey, SM3 9UW

The following served as members of the PCC, from the beginning of the Financial Year to the signing of these Statements or an earlier date if resigned their positions:

Team Rector	The Revd Dr Nicholas Peacock	
Team Vicar	The Revd Beth Lewis	
	The Revd Hannah Thomson	
Associate Priest	The Revd Steph Nadarajah	
Assistant Curate	The Revd James Griffin	From June 2025
Reader	Mrs Diane Haddock	
CPLM	Mrs Marianne Adams	
Churchwardens St Dunstan's	Vacancy Vacancy	
Churchwardens St Alban's	Vacancy Vacancy	
Churchwardens St Oswald's	Mr Paul Thomas Victoria Gray	St Oswald's Appointed April 2019 St Oswald's Appointed May 2022
Treasurer	Mrs Karen Adorjan	St Dunstan's
Deanery Synod	Mr Ian Tanner Vacancy Vacancy	St Dunstan's from May 2023 St Dunstan's St Dunstan's
Deanery Synod	Catherine Smith Amanda Daines	St Alban's from May 2023 St Alban's from May 2023

Deanery Synod	Graham Andrew Claire Winfield	St Oswald's from May 2023 St Oswald's from May 2023
Hon. Secretary	Vacant	From
Elected Members: Term of office to May 2026	Kate Webber Leanne Coombes	St Alban's St Alban's
Term of office to May 2027	Julia Hey Melody Thorpe Margaret Sheppard Karen Adorjan	St Dunstan's St Dunstan's St Dunstan's St Dunstan's
Term of Office to May 2025	Fiona Webster Frances Shoebridge	St Oswald's St Oswald's

The PCC Independent Examiner is: Community Action, Sutton The PCC is a Registered Charity: Charity Number 1134780 The PCC Bankers are: Barclays Bank, Sutton	

Structure, Governance and Management

The Cheam Team is part of the Diocese of Southwark within the Church of England. The parish is in the Sutton Deanery, within the Archdeaconry of Reigate and the Croydon Episcopal Area.

Role of the Parochial Church Council

The Parochial Church Council (PCC) is the decision-making and recognised statutory body of the Cheam Team Ministry. The PCC is a registered charity (number 1134780) and all members are trustees of the charity.

Under Church Representation Rules, the combined Annual Accounts are presented by the PCC. Individual church accounts have previously been passed by the DCCs.

Members of the PCC are elected at the Annual Parochial Church Meeting in accordance with the Church Representation Rules.

Organisation

Although the PCC is the main statutory body, some business, is delegated to three committees:

- Mission, Worship, and Spirituality Committee;
- Finance and Buildings Committee;
- Safeguarding Committee.

Each church has a Local Church Group, made up of its PCC members and co-opted members, which addresses matters relating to individual churches.

Objectives, Activities, Achievements and Performance

The primary objective of the Cheam Team Ministry is to promote the Christian beliefs and practices of the Church of England by engaging in relevant activities. The Parochial Church Council has the responsibility of co-operating with the Team Rector and Team Vicars, in promoting the whole mission of the church. This includes the provision of:

- Regular and appropriate worship and prayer in all three churches;
- Opportunities to learn about the Christian faith;
- Pastoral care for those living within the parish;
- Occasional offices (baptisms, marriages, and funerals);
- Mission and outreach work.

The PCC also has the maintenance responsibilities for the Parish's property – church buildings, halls, and any other property. The PCC is required to keep these buildings in good repair to facilitate the work of the parish.

Risk Management Health & Safety Management Systems are in place in all three churches along with Ecclesiastical Insurance Policy and Procedures and following their recommendations along with Diocesan Procedures in Safeguarding.

Safeguarding and Safer Recruitment

Safeguarding is a critical part of parish life. It is important that we ensure the continued safety and wellbeing of everyone involved in church life. The Parish Safeguarding Committee oversees safeguarding in our churches. It is committed to promoting a culture of safety, transparency, and accountability. The committee is formed of the three parish incumbents and the safeguarding officers at each church, and it met three times in 2025. Louise Page, our Parish Administrator, also acts as the Safeguarding Administrator.

Safeguarding Oversight & Record Keeping

The committee keeps secure records of:

- who is involved in various church activities;
- required and completed safeguarding training;
- DBS (Disclosure and Barring Service) status for volunteers and staff.

These records are monitored at every meeting so that we can stay organised, up to date, and proactive in our safeguarding responsibilities.

Risk Assessments

The parish has risk assessments in place for every activity in the parish, which are accepted by the PCC and reviewed each year. This helps us to manage potential risks and keep everyone safe.

Safeguarding Dashboards

In 2025, the Diocese introduced the new Safeguarding Dashboards. Although use of the dashboards is currently voluntary, this will become mandatory in due course. The dashboards are a useful tool to help parishes keep a close eye on their adherence to safeguarding policies and guidelines. We set up our dashboard in late 2025 and have moved to 'Level 3', which is the final stage in the process.

Raising Awareness

One of our key priorities is to raise the profile of the Parish Safeguarding Committee within the churches. We want to make sure that everyone in the parish— children, young people, vulnerable adults, and all congregation members—knows who we are and how to contact us if they have any safeguarding concerns

- Noticeboard displays with photos and contact details
- Inclusion in church newsletters and service sheets
- Short presentations or updates during services

Conclusion

We continue to make good progress in safeguarding in the parish, although there is always more that can be done. Our three safeguarding officers, Sarah Jones, Graham Andrew, and Leanne Coombes have made an important contribution. Sarah and Leanne are stepping down from their roles, so we are looking for new safeguarding officers for St Dunstan's and St Alban's.

Nick Peacock, Team Rector

Worship

The main Sunday service at St Dunstan's is the Parish Eucharist at 9.30am. The 8.00am service on Sunday mornings continues to follow the BCP liturgy and attracts a loyal congregation, as does the service on Wednesday mornings. Every two months, St Dunstan's hosts Messy Church Goes Wild – outdoor worship for families.

Worship at St Alban's is centred on the Family Eucharist at 10.45am on Sunday mornings. This service includes Sunday School. The 'Table Eucharist' takes place at 10.00am on the last Wednesday of each month.

St Oswald's principal act of worship on Sunday is at 10.00am, which is a Eucharist with a monthly Service of the Word. The choir makes an important contribution to worship and Sunday School is available most weeks. St Oswald's hosts a thriving Messy Church, alternating monthly events with Christ Church and St Philip's, Worcester Park, as well as the parish's Youth Group.

In addition, Holy Ground, an online community, gathers on Facebook Live for Night Prayer at 9.30pm each Tuesday.
Our regular activities in 2025 included:

- St Dunstan's: Monday Morning Friendly Club, Knitting Club, Loaves and Fishes Lunch Club, She Sings, Friday Morning Tea and Toast, and the Mothers' Union.
- St Alban's: Friday Drop-In.
- St Oswald's: Sing for Joy, Wednesday Coffee Morning, and the Mothers' Union.

Children and Families

We continue to do a lot of our Children and Families work together as a parish and in partnership with Worcester Park and Belmont.

Messy Church and Messy Church Goes Wild.

In 2025 we had 4 Messy Church services and 6 Messy Church Goes Wild services. Our numbers fluctuate depending on how many other things are happening that weekend, but the services continue to be exciting and the families that come continue to enjoy them. We are still getting new families coming along which is great. We explore Bible stories using crafts, games and activities (and often quite a bit of mess). We have a great team of helpers from our parish and Worcester Park and it continues to be a great partnership.
Youth Group.
We continue to meet at St Oswalds, every other week in term time, with children in year 5 and above. We have children from all three of our parishes

that come regularly. We are a small group, and we encourage Youth Group to be a space where the young people can ask questions about faith and think about topics in depth.

Burning Bush

Burning bush is a prayer table experience that we have developed to work in our local schools. It aims to give children and their adults a chance to step aside from their busy lives for just a few seconds and encounter God through prayer. We developed this plan during 2025 with St Dunstan's school as our starting school and we started it in January 2026.We will have lot more details in next year's report of how it has gone but do pray for our sessions which will happen once a month.

Schools

We have links with a number of schools in our parish: St Dunstan's, Cheam Fields, Cheam Park Farm Infants and Cheam Park Farm Juniors. We go into these schools as churches and in partnership with Sutton Schools Work who do amazing work across the borough. Our primary interaction with schools is assemblies but we also work more closely with St Dunstan's as a Church of England School and we welcome Cheam Park Farm Infants into St Oswald's for their Easter and Christmas services.

Summer Open Church/Halloween Prayer table

St Oswalds opened its doors every Thursday afternoon during the summer holidays to offer families a place to go. We offered an easy craft, Lego and some toys. We had a number of families each week that appetisers a safe and free place to go during the long break.
At Halloween we operated our prayer table outside again, offering trick or treaters (children and their adults) a place to pray and remember their loved ones (as well as getting some sweets).

IGNITE 25/26

'Ignite' is the widely used name for our pioneering activities. When we came together as a 'group' (of three parishes and five churches) just over 4 years ago, we were given some ambitious objectives: to create two new worshipping communities and one social action project. This was our original goal and Ignite is the way in which we chose to address this.

Over the past year, since the last APCM, our Ignite group has met in June, September, February and April.

We agreed, in February 2025, that it would be beneficial to collaborate further at key times in the church's year (especially Christmas and Easter), across our

five churches and three parishes. To that end, we identified three different areas of focus: community engagement, children and young people and worship – each with a goal and specific action points.

Here are some of our successes:
• We produced and distributed flyers detailing services for all five churches - for the first time - for Christmas and Easter;
• We produced more than 500 Advent packs for children across our three parishes, knitted 200 woollen stars/angels, and produced a further 500 Easter activity packs;
• Every church had visible Christmas lights for the first time;
• A 'church comms' What's App group has been established for all local church administrators to co-ordinate website/social media posts at key times during the church's year. This is to ensure our messaging is consistent, timely and clear.

Our meeting in April briefly reviewed Lent & Easter and identified actions for the upcoming Remembrance and Christmas seasons. But our principal intention was to share signs of new life across the parishes, particularly:
• The opportunities presented by our well-established Messy Church network;
• The success of the Burning Bush Project at St Dunstan's School;
• The growth of Choral Evensong at St John's Belmont (a monthly Sunday evening service)

We considered where each of these initiatives currently is, in the cycle of mission and outreach, and considered how to facilitate further growth and development.

To that end, we decided that we would hold an event on Sunday 19th July called 'Next Steps: Messy Church, The Burning Bush Project & Christmas': our plan is to gather together as many of our volunteers as possible to work together in groups across these three areas.

One of the features of our Ignite meetings that is so encouraging is the shared fellowship we have developed across parish boundaries. Churches are learning more readily from one another, reflecting on local opportunities and challenges and promoting each other's events.

We recognise that 'going where we are led' by God's spirit to pioneer and to try new things isn't conventional, and it's not always easy: it may feel, at times, that we are not quite sure where we are going and how to get there. It's not unusual, even, for each of our Ignite meetings to have a completely different focus!

But we feel that this is on ongoing exercise in discernment. As the Jesuit Doug Leonhardt has put it: 'Christians look for signs but often, when no clear signs are given, they make a decision and then ask God to bless it.' This speaks volumes about what Ignite means to us, and so we ask for your continued prayers, that God would bless our efforts. As ever, we are deeply grateful to the many volunteers who make this sort of progress possible. A huge thank you to you all!

Steph Nadarajah and Melody Thorpe

Electoral Roll – New Electoral Roll in 2025	
St Dunstan's	74 (54 resident in the parish, 20 residents outside the parish)
St Alban's	25 (15 resident in the parish, 10 residents outside the parish)
St Oswald's	31 (27 resident in the Parish, 4 residents outside the parish)
TOTAL PARISH	
Weddings St Dunstan's St Alban's St Oswald's	 2 1 0
Baptisms St Dunstan's St Alban's St Oswald's	 10 8 2
Funerals St Dunstan's St Alban's St Oswald's	 3 4 4

Churches Fabric Reports

St Dunstan's – The Revd Dr Nicholas Peacock

The main issue relating to the fabric at St Dunstan's involved the church heating, which failed irreparably in autumn 2024. The Church of England now requires churches to instal 'net zero', environmentally sustainable heating in churches and associated buildings. During 2025, an external company conducted an energy audit of our buildings. We analysed the use of our buildings and completed an options audit to assess what type of heating would be best. UK Power Networks advised us that it was possible to upgrade our electric supply to 100A three phase to give sufficient power to heat the building electrically. Working with our architect and nominated electrician, CES Limited, we began the design process for a new system, with a combination of under-pew and overhead heaters. It soon became clear that a 100A supply would not be sufficient but UK Power Networks confirmed that it would be possible to increase this to 160A, albeit at significantly more cost. There are some remaining issues to be sorted, but we hope to finalise the design and submit faculty applications in the first half of 2026. The eventual cost is likely to be in excess of £200,000.

The cold and damp in the church have affected the organ, which has needed some significant attention. We are working with our organ technician to ensure that a workable solution can be found.

There were two other significant projects undertaken in 2025. First, the exterior of both the church and the hall were repainted. The gutters, downpipes, and metalwork on the church were all painted with a suitably hardworking paint. The woodwork on the hall was all retreated. Second, the damage to the church from Storm Darragh in December 2024 was repaired. A new stone cross was put in place and the stonework repointed.

St Alban's – Ian Graystone

The heating of the Church continues to be an important issue that we are trying to resolve. Beth recently arranged for a heating review to be carried out. The inspector gave us a few recommendations to improve the current heating and will write a report to suggest any other possible improvements.

The possibility of double glazing mentioned in last year's report has unfortunately been shelved as it does not appear they will be of any benefit if they are fitted.

In order to maintain the security of the building Steve Eldridge will replace the lock to the Priest's vestry door and will issue new keys to the relevant key holders.

With regard to the proposed disabled toilet, I am afraid this cannot be taken forward until the outstanding court case the Church hall has with its neighbour is settled.

St Oswald's Church

This year, the wardens have continued to work behind the scenes to ensure our building is looked after, all those who use it are kept safe, and our church is governed well. Paul has been overseeing the practical works, including: replacing our fire extinguishers (to powder extinguishers); PAT-tested our electrical appliances; ensured the flat roofs above the choir vestry and Lady Chapel were sound and clean; replacing a leaking gas pipe; refitting the curtain rail in the hall; replacing the hand-dryer in the men's toilet in the hall, and fitting a key safe outside the hall to allow hall users to lock up without one of us being present. We also fitted new noticeboards in the porch, with the ultimate aim that we will be able to keep the church porch open unsupervised, both as a reflective space and to let people glimpse the inside of the church.

Sutton Deanery Synod Report – Graham Andrew

The Deanery Synod meets twice a year and is usually held at the Church of the Good Shepherd Carshalton.
The meetings have developed a more regular pattern of 7.00pm for a 7.30pm start where we can meet and chat with refreshments available.
7.30pm and Part 1 of the agenda begins with a 'Welcome and Worship'. A short act of worship and any new members are welcomed. The minutes of the las meeting are approved any matters arising are dealt with.
Part 2 is for 'Talks and Discussions'. This is where speakers talk on various topics and an opportunity to ask questions and discuss the subject are on encouraged. Topics this year have:
Unconscious Bias and Racial injustice. A talk which posed the questions,

1. What are the challenges locally.
2. What would help to increase diversity.

Going deeper in Liturgy. A liturgy initiative set up by the Bishops Advisory Group for Liturgy
Vocations and Clergy formation. Jeremy Clark-King, Director of clergy formation, Talked on 'living out your own vocation' and finding your own role or song within your Church and the help that is available.

Part 3 is 'Clergy moves and changes'. All Clergy moves both in and out are presented to the Synod including any vacancies that need to be covered.
Part 4 is 'Praying for the deanery'. This is an opportunity to pray for the initiatives that are starting or ongoing within the Deanery.
Generally, the meeting closes at 9.00pm with the grace.

Website / Social Media / Newsletters

We continue to post on Facebook and blog pages on our website regularly (https://www.cheamparish.org.uk/blog).
When posting on Facebook - we regularly tag and share across our churches.
https://www.facebook.com/cheamparish - 281 followers
https://www.facebook.com/stdunstanscheam - 416 followers
https://www.facebook.com/profile.php?id=100088341430444 - 38 followers
https://www.facebook.com/StAlbansCheam - 18 followers
There is a Cheam Parish X (Twitter) account but no posts have been made in 2023 - 490 followers.
Using Mailchimp - a weekly newsletter goes out across the Parish. In addition - a Family newsletter goes out regularly to about ~150 subscribers.
There is also a Coterie newsletter but this has not been going out as regularly to its ~150 subscribers.
APPENDIX - Parish Digital Review Summary

Digital IT service	**Provider**
Website Maintenance and Hosting	**Wix.com** Launched new parish in December 2019.
Webhosting	**1&1.co.uk** Webhosting including the domain name registration of cheamparish.org.uk, stdunstanscheam.org.uk, stalbanscheam.org.uk, stoswaldsnorthcheam.org.uk and cheamchurch.org.uk The webhosting also supports the Office Printer

Email hosting and distribution management	**1&1.co.uk** Some of the @cheampparish.org.uk email addresses are hosted by 1&1.co.uk **Gmail** Some of the @cheamparish.org.uk email addresses are hosted by Gmail **Mailchimp** Management of congregation email addresses and distribution of the weekly 'St. Dunstan's Church in your Inbox' is managed by Mailchimp
Social Media	**Twitter** and **Facebook** The Parish/Churches have presences in both Twitter and Facebook
Calendar and Shared Docs	**Googledocs and Gmail** There is a Calendar and shared documents via Gmail for the parish
Streaming of services	**Youtube** We have a Youtube Channel **https://www.youtube.com/channel/UCV_Ej2aYRnqUV3HeJFdu94g**

Sunday Schools

St Alban's - Amanda Danes and Cathy Smith

We ran the Easter workshop from the hall for the second year however numbers were lower than in 2024, but we still raised £364 from donations, raffle, treats table and refreshments on the day. Preparations for crafts were organised by Rev Hannah Thompson and Rev Beth Lewis while Catherine and I focused on the raffle and treats table.

The Light party was cancelled in 2025 due to Rev Hannah Thompson being on sabbatical and a lack of volunteers made it impossible to run.

Sunday school attendance remains low however we hope to help spread the word when the 2026 Easter workshop is on.

St Oswald's – Fiona Webster

Once again, we have provided a Sunday School every Sunday in term time apart from the first Sunday of the month which is always a Service of the Word. Huge thanks to the teachers who form the rota and take time to prepare the lesson and activities, whether or not anyone turns up on the day! Thanks, too, to those

who are willing to step in at the last minute if necessary to ensure we always have the mandatory 2 safeguarding cleared people to run the class.

The session follows a similar format each week. We have a small altar table on which we place a wooden cross and light a candle to remind us of God's presence. Then we say short prayers for our friends, family, church family and the world as well as anything on the children's minds. We always finish the prayers with the Lord's prayer. The Roots material provided by the parish is a useful guide for ideas and covers the Gospel reading which is being read in church. There are also related activity templates that can be found on the web and ideas for different age groups.

We have a maximum of 8 children on our register but they never all attend at the same time. It would be lovely if more were to join but with so few young families and such an ageing congregation it currently seems somewhat remote.

Honorary Secretary's Report

The role of Honorary Secretary has been vacant since the APCM in 2024. Different members of the PCC have taken minutes at meetings.

The PCC met five times in 2025 – in March, April, July, September and December. The key discussion points and decisions at each meeting were as follows:

3rd March

- Parish Safeguarding Audit
- Sale of 4 Tudor Close
- Parish Conversation – one of the senior clergy and a senior staff member from Trinity House should visit each parish.
- Burning Bush Project
- Mission, Worship and Spirituality committee – to use the website as the main communication tool
- Prepare accounts for the upcoming APCM. Financial Deep Dive for St Alban's.
- St Dunstan's School – Deputy Headteacher is stepping down. Governing body decided to close the nursery. This is a problem across London.
- Local Church Groups – St Oswald's boiler will need replacing soon. New Director of music confirmed at St Dunstan's.
- Hannah Thomson due for a six week sabbatical in the summer. Nicholas Peacock gets a 3 month sabbatical next year.

29th April

- Musician recruitment for St Alban's
- St Dunstan's Heating Project
- Cheam Charter Fair – parish stall with lucky dip, Messy Church goes Wild in the Churchyard.
- Mission, Worship and Committee – discussed the Southwark Diocesan Vision for 2025-2035, emphasising a Christ-centred, outward-focused approach.

- Financial Deep Dive for St Oswald's
- Pioneering, Mission and Ministry. Ignite meeting 22nd June to plan Christmas. Burning Bush project and the application to the DIP still pending
- Safeguarding. Completion of risk assessments for Youth Group trip to Epsom and the Mothers Union at St Dunstan's. Ongoing training, DBS checks and safeguarding is emphasised.
- St Dunstan's School. A Deputy Headteacher has be appointed.
- Local Church Group Reports. St Dunstan's quinquennial Inspection has taken place. report to be sent. New organist at St Alban's Church. Clearing the office at St Oswald's.

1st July

- Annual appointment to key positions and commissioning of new PCC.
- Churchwarden vacancies at St Dunstan's and St Alban's
- PCC Risk Assessments approved
- Worship review, feedback exercise in September
- All treasurers to be signatories to the CCLA investment account
- Generosity and giving to be looked at in September/October
- Burning Bush project was not awarded the large grant, but will go ahead with a smaller budget. St Dunstan's School agreed dates from January till the Summer Holidays.
- Christmas planning workshop. Goal to share Christmas and connect with children in the community and have a range of services.
- St Oswald's and St Alban's are breaking even. St Dunstan's is difficult as the sale of 4 Tudor Close should not be recorded as income.
- Parish Support Pledges. We currently cover 45% of our ministry costs. We would like to up it by 5.7%. The PCC agreed this in principle.
- Local Church Groups. St Dunstan's heating is progressing. 3 people have expressed interest in the Director of Music role. The Quinquenial report has come back. St Alban's have a point person for the hall. Damp problem in the porch which may not be salvageable. Investment in the hall is needed.
- St Dunstan's School. New Headteacher is amazing!

15th September

- Noone has come forward for the Churchwarden roles at St Dunstan's and St Alban's.
- New Director of Music at St Dunstan's Church
- Full time stipendiary ministry has increased by 5.7%
- St Oswald's Pre-School is closing on Friday 19th September – redundancy money to be paid.
- The PCC were reminded of the MWS priorities for 2025/2026 – Outward focus, Spiritual Nourishment, Communications and Different forms of worship.
- The PCC were reminded of the FAB priorities for 2025/2026 – Climate change and net zero, Finance at the heart of mission and Halls.

- CCLA account not yet opened
- Generosity week coming up – 28th September
- Adopted the Legacies Policy
- Burning Bush Project to start at St Dunstan's School in January
- St Dunstan's School has an upcoming SIAMS inspection

1st December

- Advent Sunday, Bishop Christopher announced his retirement. His final service will be on the 18th July
- St Oswald's Pre-School – redundancy payments have been made.
- St Alban's Hall has had further correspondence about the legal issue around the hall. This combined with other building expenses means it looks less tenable for St Alban's to keep it's hall.
- St Dunstan's congregation has moved to the Church Hall because of the heating issue. The original supply cost is not sufficient for the electrical current required – need the 160amp supply which costs £77,000. We will need a budget of £150,000.
- St Dunstan's is scoping out grant opportunities, but this needs a set budget first.
- Worship Questionnaire – Most people come once a week to church. Communion was the most important aspect for all 3 churches. If a priest is absent, then service of the word was the most preferred option.
- Church Service Times - If St Oswald's moved to 9.30am and St Alban's moved to 11am it would be easier for clergy to do multiple services.
- The Parish is considering to sign up for Inclusive Church – will be discussed in February.
- The PCC were reminded of the MWS priorities for 2025/2026 – Outward focus, Spiritual Nourishment, Communications and Different forms of worship.
- The PCC were reminded of the FAB priorities for 2025/2026 – Climate change and net zero, Finance at the heart of mission and Halls.
- Burning Bush Project to start in January, led by Hannah Thomson.
- Christmas Planning – Advent packs gone out to St Dunstan's School and Dorchester School.
- Community Engagement – both St Alban's and St Dunstan's have fairy lights up round the lych gates. Also looking at what else is going on in the other churches in the parish.
- DBS checks are now done with a new provider – Thirtyone:eight.
- Safeguarding dashboard – all three churches have access.
- St Dunstan's School – Martin Swaine will be stepping down at the end of the academic year. They will need to seek a replacement for him.

The Reverend Dr Nicholas Peacock, Rector and Chair of PCC

INDEPENDENT EXAMINER'S REPORT
St Dunstan's Church
Year ended 31st December 2025

Independent Examiner's Report on the Accounts

I report on the accounts for the charity for the year ended 31st December 2025

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 and that an Independent Examination is needed

It is my responsibility to:

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

Basis of independent review

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the Trustees have not met the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records, and comply with the accounting requirements of the 2011 Charities Act

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



Name: Dunstanette Kuti FCCA MCSI
Position: Community Accountant
Community Action Sutton Granfers Community Centre, 73-79 Oakhill Road, Sutton, Surrey, SM1 3AA
Date: 26th June 2025

St Dunstan's, Cheam
Sofa Separate Designated
For the period from 01 January 2025 to 31 December 2025

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Incoming resources						
Incoming resources from donors	71,299.69	-	-	-	71,299.69	72,500.66
Other voluntary incoming resources	35,910.58	-	499.00	-	36,409.58	2,413.00
Activities in furtherance of the councils objects	3,138.00	-	-	-	3,138.00	3,656.66
Activities for generating funds	7,172.33	-	7,238.74	-	14,411.07	6,272.53
Income from investments	7,868.70	-	-	164.07	8,032.77	25,314.93
Other incoming resources	14,425.66	-	-	-	14,425.66	250.00
Total income	**139,814.96**	**-**	**7,737.74**	**164.07**	**147,716.77**	**110,407.78**
Resources used						
Costs of generating funds	-	-	-	-	-	75.25
Activities relating to the work of the Church	176,106.18	-	14,532.48	-	190,638.66	104,284.21
Support costs	11,157.93	-	-	-	11,157.93	10,647.66
Church management and administration	3,148.66	-	175.02	-	3,323.68	2,028.26
Total expenditure	**190,412.77**	**-**	**14,707.50**	**-**	**205,120.27**	**117,035.38**
Net income / (expenditure) resources before transfer	**(50,597.81)**	**-**	**(6,969.76)**	**164.07**	**(57,403.50)**	**(6,627.60)**
Transfers:						
Gross transfers between funds - in	-	-	-	-	-	1,708.06
Gross transfers between funds - out	-	-	-	-	-	(1,708.06)
Other recognised gains / losses						
Gains/losses on investment assets	-	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	700,000.00	-	-	-	700,000.00	-
Net movement in funds	**649,402.19**	**-**	**(6,969.76)**	**164.07**	**642,596.50**	**(6,627.60)**
Reconciliation of funds						
Total funds brought forward	**74,882.02**	**-**	**153,916.56**	**3,775.90**	**232,574.48**	**239,202.08**
Total funds carried forward	**724,284.21**	**-**	**146,946.80**	**3,939.97**	**875,170.98**	**232,574.48**
Represented by						
Unrestricted						
General fund	724,334.21	-	-	-	724,334.21	74,932.02
Designated						
Restricted						
Agency collection	-	-	(495.73)	-	(495.73)	(495.73)
Children, Young People & Families	-	-	19,722.11	-	19,722.11	20,290.28
Ignite Grant	-	-	3,221.10	-	3,221.10	3,436.33
Improvement Fund	-	-	116,503.55	-	116,503.55	130,099.55
Messy Church Goes Wild	-	-	342.63	-	342.63	370.73
Organ Fund	-	-	7,437.74	-	7,437.74	-
Sound System	-	-	165.40	-	165.40	165.40
Endowment						
Fenwick Legacy	-	-	-	3,939.97	3,939.97	3,775.90

INDEPENDENT EXAMINER'S REPORT
St Alban's Church
Year ended 31st December 2025

Independent Examiner's Report on the Accounts

I report on the accounts for the charity for the year ended 31st December 2025

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 and that an Independent Examination is needed

It is my responsibility to:

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

Basis of independent review

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

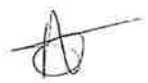
Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the Trustees have not met the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records, and comply with the accounting requirements of the 2011 Charities Act

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



Name: Dunstanette Kuti FCCA MCSI
Position: Community Accountant
Community Action Sutton Granfers Community Centre, 73-79 Oakhill Road, Sutton, Surrey, SM1 3AA
Date: 26th June 2026

St Alban the Martyr
Sofa Separate Designated
For the period from 01 January 2025 to 31 December 2025

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Incoming resources						
Incoming resources from donors	11,959.85	-	-	-	11,959.85	12,175.30
Other voluntary incoming resources	264.28	-	-	-	264.28	696.84
Activities for generating funds	39,077.14	-	-	-	39,077.14	36,556.71
Income from investments	921.33	-	-	-	921.33	919.88
Total income	**52,222.60**	-	-	-	**52,222.60**	**50,348.73**
Resources used						
Costs of generating funds	412.00	-	-	-	412.00	213.86
Grants	937.44	-	-	-	937.44	335.34
Activities relating to the work of the Church	56,274.77	-	-	-	56,274.77	47,051.58
Church management and administration	171.54	-	-	-	171.54	1,469.64
Total expenditure	**57,795.75**	-	-	-	**57,795.75**	**49,070.42**
Net income / (expenditure) resources before transfer	**(5,573.15)**	-	-	-	**(5,573.15)**	**1,278.31**
Transfers:						
Gross transfers between funds - in	-	-	-	-	-	-
Gross transfers between funds - out	-	-	-	-	-	-
Other recognised gains / losses						
Gains/losses on investment assets	-	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-	-
Net movement in funds	**(5,573.15)**	-	-	-	**(5,573.15)**	**1,278.31**
Reconciliation of funds						
Total funds brought forward	**157,924.39**	-	-	-	**157,924.39**	**156,646.08**
Total funds carried forward	**152,351.24**	-	-	-	**152,351.24**	**157,924.39**
Represented by						
Unrestricted						
General Fund	152,351.24	-	-	-	152,351.24	157,924.39

INDEPENDENT EXAMINER'S REPORT
St Oswald's Church
Year ended 31st December 2025

Independent Examiner's Report on the Accounts

I report on the accounts for the charity for the year ended 31st December 2025

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 and that an Independent Examination is needed

It is my responsibility to:

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

Basis of independent review

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the Trustees have not met the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records, and comply with the accounting requirements of the 2011 Charities Act

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



Name: Dunstanette Kuti FCCA MCSI
Position: Community Accountant
Community Action Sutton Granfers Community Centre, 73-79 Oakhill Road, Sutton, Surrey, SM1 3AA
Date: 26th June 2025

St Oswald's Church
Sofa Separate Designated
For the period from 01 January 2025 to 31 December 2025

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Incoming resources						
Incoming resources from donors	21,752.36	-	-	-	21,752.36	21,366.50
Other voluntary incoming resources	510.00	-	2,363.55	-	2,873.55	250.00
Activities in furtherance of the councils objects	240.00	-	-	-	240.00	-
Activities for generating funds	23,166.41	-	-	-	23,166.41	26,920.25
Income from investments	305.28	-	-	-	305.28	349.32
Other incoming resources	50.00	-	-	-	50.00	70.00
Total income	**46,024.05**	**-**	**2,363.55**	**-**	**48,387.60**	**48,956.07**
Resources used						
Costs of generating funds	58.65	-	-	-	58.65	108.47
Activities relating to the work of the Church	48,426.53	-	-	-	48,426.53	47,923.92
Church management and administration	125.13	-	0.19	-	125.32	846.82
Total expenditure	**48,610.31**	**-**	**0.19**	**-**	**48,610.50**	**48,879.21**
Net income / (expenditure) resources before transfer	**(2,586.26)**	**-**	**2,363.36**	**-**	**(222.90)**	**76.86**
Transfers:						
Gross transfers between funds - in	-	-	-	-	-	-
Gross transfers between funds - out	-	-	-	-	-	-
Other recognised gains / losses						
Gains/losses on investment assets	-	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-	-
Net movement in funds	**(2,586.26)**	**-**	**2,363.36**	**-**	**(222.90)**	**76.86**
Reconciliation of funds						
Total funds brought forward	**22,675.50**	**-**	**6,019.41**	**-**	**28,694.91**	**28,618.05**
Total funds carried forward	**20,089.24**	**-**	**8,382.77**	**-**	**28,472.01**	**28,694.91**
Represented by						
Unrestricted						
General Fund	20,089.24	-	-	-	20,089.24	22,675.50
Restricted						
Development Fund	-	-	1,315.22	-	1,315.22	1,315.41
Flower Fund	-	-	350.00	-	350.00	350.00
Legacies	-	-	4,639.55	-	4,639.55	2,276.00
Minor Fund	-	-	631.00	-	631.00	631.00
Organ & Music Fund	-	-	1,447.00	-	1,447.00	1,447.00

Cheam PCC Consolidated 2025
Sofa Separate Designated
For the period from 01 January 2025 to 31 December 2025

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Incoming resources						
Incoming resources from donors	105,011.90	-	-	-	105,011.90	106,042.46
Other voluntary incoming resources	36,684.86	-	2,862.55	-	39,547.41	3,359.84
Activities in furtherance of the councils objects	3,378.00	-	-	-	3,378.00	3,656.66
Activities for generating funds	69,415.88	-	7,238.74	-	76,654.62	69,749.49
Income from investments	9,095.31	-	-	164.07	9,259.38	26,584.13
Other incoming resources	14,475.66	-	-	-	14,475.66	320.00
Total income	**238,061.61**	**-**	**10,101.29**	**164.07**	**248,326.97**	**209,712.58**
Resources used						
Costs of generating funds	470.65	-	-	-	470.65	397.58
Activities relating to the work of the Church	280,807.48	-	14,532.48	-	295,339.96	199,259.71
Support costs	11,157.93	-	-	-	11,157.93	10,647.66
Church management and administration	3,445.33	-	175.21	-	3,620.54	4,344.72
Grants	937.44	-	-	-	937.44	335.34
Total expenditure	**296,818.83**	**-**	**14,707.69**	**-**	**311,526.52**	**214,985.01**
Net income / (expenditure) resources before transfer	**(58,757.22)**	**-**	**(4,606.40)**	**164.07**	**(63,199.55)**	**(5,272.43)**
Transfers:						
Gross transfers between funds - in	-	-	-	-	-	1,708.06
Gross transfers between funds - out	-	-	-	-	-	(1,708.06)
Other recognised gains / losses						
Gains/losses on investment assets	-	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	700,000.00	-	-	-	700,000.00	-
Net movement in funds	**641,242.78**	**-**	**(4,606.40)**	**164.07**	**636,800.45**	**(5,272.43)**
Reconciliation of funds						
Total funds brought forward	**255,481.91**	**-**	**159,935.97**	**3,775.90**	**419,193.78**	**424,466.21**
Total funds carried forward	**896,724.69**	**-**	**155,329.57**	**3,939.97**	**1,055,994.23**	**419,193.78**
Represented by						
Unrestricted						
General fund	724,334.21	-	-	-	724,334.21	74,932.02
General Fund	172,440.48	-	-	-	172,440.48	180,599.89
Designated						
Restricted						
Agency collection	-	-	(495.73)	-	(495.73)	(495.73)
Children, Young People & Families	-	-	19,722.11	-	19,722.11	20,290.28
Development Fund	-	-	1,315.22	-	1,315.22	1,315.41
Flower Fund	-	-	350.00	-	350.00	350.00
Ignite Grant	-	-	3,221.10	-	3,221.10	3,436.33
Improvement Fund	-	-	116,503.55	-	116,503.55	130,099.55
Legacies	-	-	4,639.55	-	4,639.55	2,276.00
Messy Church Goes Wild	-	-	342.63	-	342.63	370.73
Minor Fund	-	-	631.00	-	631.00	631.00
Organ & Music Fund	-	-	1,447.00	-	1,447.00	1,447.00
Organ Fund	-	-	7,437.74	-	7,437.74	-
Sound System	-	-	165.40	-	165.40	165.40
Endowment						
Fenwick Legacy	-	-	-	3,939.97	3,939.97	3,775.90