THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

Diocese of London

Charity Registration Number: 1134836

Report & Accounts
31 December 2025

Tandem Accounting Limited
Chartered Accountants
17 Heathville Road
London N19 3AL

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

Report and Financial Statements 2025
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THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

Legal and Administrative Information
For the year ended 31 December 2025

Charity Name	The Parochial Church Council of the Ecclesiastical Parish of Christ Church Roxeth (Harrow).		
Charity no	1134836. The Parish is a charity which was formally registered with the Charity Commission on 11 March 2010.		
Principal Address	Roxeth Hill, Harrow, Middlesex, HA2 0JN		
The Governing Document	Parochial Church Council Powers Measure (1956) as amended and Church Representation Rules.		
Objective	Christ Church Roxeth's PCC has the responsibility of co-operating with the Vicar in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has maintenance responsibilities for the Church and its related buildings, is the managing trustee of property vested for its benefit in the London Diocesan Fund and is responsible for managing the church's finances.		
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	The Revd Simon Durrant (Vicar & Chair)	(until April 2026)
		The Revd Elaine Weaver (Associate Vicar)	
		The Revd Kailean Khongsai (Assistant Curate)	
	Churchwarden	Sue Arnold (Vice-Chair)	(until 11th May 2025)
		Oliver Sormaz	(until 11th May 2025)
		Sue White (Vice-Chair)	(from 11th May 2025)
	General Synod	Clive Scowen (Licensed Lay Minister)	
		Alan Smith	
	Diocesan Synod:	Carol Sormaz	
	Deanery Synod:	Jenny Parker	
		Penny Carballo-Smith	
		Joy Chiutare-Rotinwa	
	Elected:	Arthur Akhurst	
		Sue Arnold (PCC Secretary)	(from 11th May 2025)
		Nicola Bielicki	(until 11th May 2025)
		Rachel Calvey	
		Andy Chaytor	
		Anne-Marie Dennis	
		Helen Ellis	
		Paul Gabriel	
		Annette Glaw	(until 11th May 2025)
		Jean-Leandre Guede	
		Marianne Isherwood	
		Ashok Thadi (Treasurer)	
		Sue White	(until 11th May 2025)
	In attendance	Barbara Kuekes-Patel (PCC Secretary)	(until 11th May 2025)

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

Legal and Administrative Information
For the year ended 31 December 2025

Key Management Personnel	Key management personnel are those in charge of directing, controlling, running and operating the charity on a day-to-day basis. For Christ Church Roxeth (Harrow) - the members of the Leadership Team - consists of the Vicar, The Associate Vicar, the Curate, the Churchwardens, the Licensed Lay Minister and several volunteer leaders, each of whom is responsible for a specific aspect of church life.
Bankers	HSBC UK 31 Holborn Holborn Circus London EC1N 2HR
Independent Examiner	John Helm ACA Tandem Accounting Limited 17 Heathville Road London N19 3AL
Quinquennial Inspector	Charles Sheppard Sheppard Architects LLP 18-20 St John Street London EC1M 4NX

THE PARISH CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

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

The Parochial Church Council of the Ecclesiastical Parish of Christ Church Roxeth ("the 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 (SORP2019 (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 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 buildings.

1. Structure, Governance & Management

The method of appointment of PCC members is set out in the Church Representation Rules. All baptised lay habitual worshippers over the age of 16 are encouraged to register on the Electoral Roll compiled by the Electoral Roll Officer. Members of the Electoral Roll are entitled to vote in the election of members to the Deanery Synod and the PCC, and to stand for election after six months of membership.

The Annual Meeting of Parishioners (AMP) and Annual Parochial Church Meeting (APCM) were held on Sunday 11th May 2025 in person. The AMP elected one churchwarden and the APCM elected four parochial representatives of the laity to the PCC. At 31st December 2025 there were 122 members on the Electoral Roll (compared with 198 in December 2024).

Matters of policy and substance are discussed at PCC meetings. Financial liaison with the Treasurer and day-to-day spending decisions are undertaken by the Churchwardens and budget holders within parameters agreed at the Standing Committee.

Assistant Churchwardens were appointed by the PCC to assist the Churchwarden in fulfilling her statutory responsibilities during church services. Those that served during the year were David Arnold, Sue Arnold, Paul Gabriel, Clive Scowen, Mark Slatter, Alan Smith, Oliver Sormaz and Ashok Thadi.

The PCC employs various staff members to support the church's ministry and mission. Salaried posts are usually advertised internally and externally, where relevant, before interviews are held. Salaries are set at rates appropriate to the job description and experience of the candidate. Salaries are reviewed annually, or where there are significant changes to a role, in line with the PCC's Staff Remuneration Policy. See Note 4 to the Annual Accounts for further information.

Christ Church Roxeth is a parish of the Church of England belonging to the Deanery of Harrow, within the Archdeaconry of Northolt and the Willesden Episcopal Area of the Diocese of London. The PCC maintains a close relationship with the wider diocese, providing active representation at Diocesan Synod and Deanery Synod and having lay members serving on the General Synod, as well as working in partnership with local churches

During the year, the following sub-committees reported to the PCC:

- **Standing Committee** - This is the only committee required by law. It has the power to transact the business of the PCC between its meetings, subject to any directions given by the Council. The committee at 31st December 2025 consisted of the following PCC members: the Vicar, the Churchwarden, the Deputy Warden, the Treasurer, the PCC Secretary and the Licensed Lay Minister.
- **Safeguarding Team** – This team serves to promote a safer environment in church and for church activities, especially for children, young people and vulnerable adults. It makes Safeguarding a priority for all those who attend Christ Church. It promotes safer recruitment, risk assessment for all activities concerning children, young people and vulnerable adults and reviews our Safeguarding Policy annually. The members of this team on 31st December 2025 were Elaine Weaver (Chair), Jessica Richards (Parish Safeguarding Officer), Marianne Isherwood (Children's Champion), Christine Akot, Rachel Calvey, Simon Durrant, Helen Ellis and Barbara Kuekos-Patel (Lead Evidence Checker).
- **Finance Team** - This committee oversees, monitors and makes recommendations on finance related matters to the PCC. The PCC still retains full accountability for all finance related decision-making. Its members at 31 December 2025 were Arthur Akhurst (Co-Chair), Paul Gabriel (Co-Chair), Jean-Leandre Guede, Clive Scowen, Sue White, Ashok Thadi (PCC Treasurer).

- **Premises Team** - This committee oversees all property related matters on behalf of the PCC. Its members at 31 December 2025 were Arthur Akhurst, David Arnold, Sue Arnold (Chair), Nicola Bielicki, Bola George, Mark Slatter, and Jonathan White.
- **The Mission Focus Team**, which overseas our relationships with our mission partners and financial and prayer support for them, and also local mission initiatives in the parish and in Harrow. On 31 December 2025 the members were Penny Carballo-Smith, Anne-Marie Dennis, Simon Durrant (Vicar), Annette Glaw, Ron Jeeves, Kate Jeeves, Clive Scowen (Chair), Carol Sormaz, and Elaine Weaver (Associate Vicar).
- **Leadership Team** - The Leadership Team consists of the Vicar, The Associate Vicar, the Curate, the church's paid ministerial and administrative staff, the Churchwardens, the Licensed Lay Minister and several volunteer leaders, each of whom is responsible for a specific aspect of church life. The Leadership Team gathers regularly and works with PCC representatives and other church members to consider key aspects of church life:
  - Sunday Ministry - Shaping our Sunday services to enable all generations to encounter God in scripture, worship and prayer.
  - Discipleship - Building a clear pathway from welcome to committed discipleship to enable every person to discover and grow in faith.
  - Mission - Developing an integrated vision for global, local and frontline mission; overseeing the distribution of funds to various mission partners, organisations and individuals.
  - Youth & Children - Growing holistic ministry to children and young people.

Quinquennial Inspection
A Quinquennial Inspections of the was undertaken in the spring and summer of 2023. The Church inspection identified that although there have been diligent and regular maintenance and repairs to the fabric in response to specific events, and regular testing of installations, the frailty of the roof coverings, the age of the electrical systems and breakdown of heating require significant and long-term strategic planning for replacements.

Risk Management
Members of the PCC received an initial induction at the start of the PCC year, which covered the key responsibilities of a charity trustee. The PCC continues to monitor the major risks which impact on the work of the Church. A set of financial procedures for monitoring and controlling monetary transactions have been in place for some time, with the most recent review occurring in January 2024. It is considered that these procedures contain the required elements of establishing a record of the sums received at the earliest opportunity, segregation of duties and evidencing the control over this area of activity.

A Safeguarding Policy agreed by the Diocese is approved by the PCC annually to cover both children and vulnerable adults and remains under regular review. The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, in relation to having due regard to House of Bishops' guidance on safeguarding children and vulnerable adults. The Safeguarding Officer (-Jessica Richards) is supported by a safeguarding team who oversee the implementation of agreed procedures for children and vulnerable adults and provide regular reports to the PCC. PCC members are also expected to undertake training on safeguarding procedures on a rolling three-year programme.

The PCC review existing controls to deal with all areas of risk on an ongoing basis, and a full review of key policies and risk assessments is ongoing. It is the intention that policies will be introduced to cover other risks as they are identified. The consecrated and beneficed buildings and contents of the Church are adequately insured, where possible, with the Ecclesiastical Insurance Group.

2. Achievements, Performance and Plans for the Future

The PCC met formally on 9 occasions during the year in person but occasionally had members join via Zoom. Formal sub-committees met between meetings and notes of their deliberations were received by the full PCC and discussed where necessary. Key outcomes from the Leadership Team and its various thematic areas of focus were reported to each PCC meeting through a Vicar's Report. A major concern which the PCC has had to address in the course of the year has been a growing gap between its income and expenditure, leading to decisions to suspend recruitment of a new worship team leader and premises manager, to reduce contributions in 2023 to the Diocesan Common Fund, and to issue requests to

church members to increase their capital and revenue giving which were only partly successful. A full account of the activities of the Parish will be made available to the APCM. This will include detail of plans for the future, particularly in relation to the continuing development of our mission through the ***found*** Charity Shop and involvement in the OneChurch Harrow church planting initiative (in partnership with St Peter's, West Harrow and St Paul's, South Harrow).

3. Public Benefit

The PCC members have a statutory duty under the Charities Act 2011 to have regard to the guidance issued from time to time by the Charity Commission. PCC members have read the Charity Commission guidance, Charities and Public Benefit, and the supplementary guidance in The Advancement of Religion for the Public Benefit and have had regard to it in making relevant decisions. The PCC believes that this report taken as a whole provides evidence of the public benefit of the PCC's work in 2025. The PCC helps to promote the whole mission of the Church, including its pastoral, evangelistic, social and ecumenical duties, and that in so doing it provides a benefit to the public by:

- Providing facilities for public worship, pastoral care and spiritual, moral and intellectual development, both for its adherents and for anyone who wishes to benefit from what the Church offers.
- Promoting Christian values, and services by members of the Church in and to their communities, to the benefit of individuals and society as a whole.
- Disbursing a number of grants to individuals and organisations, in line with an agreed policy. These include the provision of support for core Mission Partners and making donations to support the wider church, relief of poverty and injustice, and outreach ministry in schools. Details are contained in Note 4 of the Annual Accounts.

4. Financial Review

The PCC's main sources of funding are the free will offerings of church members and others in attendance at church meetings, income from the hiring out the church buildings, and income from fundraising events.

4.1 Financial Activity and Financial Position

The Statement of Financial Activities and Balance Sheet can be found on pages 12 and 13 respectively. The Church's reserves increased £15,711 during the year (2024 – decreased £13,470). The balance sheet shows total net assets of £890,601 (2024: £874,890).

Included in total funds are amounts totalling £114,681 (2024: £93,549) which are restricted. These balances have either been raised for, and their use restricted to, specific purposes, or they comprise donations subject to donor-imposed conditions. Full details of these restricted funds can be found in note 11 to the accounts together with an analysis of movements in the year.

4.2 Reserves Policy

The PCC seeks to plan and budget expediently in order to enable the General Fund to break even on an ongoing basis. The PCC also has funds designated in the Grange Farm Community Mission Fund and resolved on 5 February 2018 to place the majority of these funds on deposit with M&G and Hampshire Savings Trust, pending the identification of an appropriate use for the funds to enable community outreach to the new estate and surrounding area.

The PCC in 2025 maintained the policy set in the previous year for the requirements for free reserves (i.e. those unrestricted funds not invested in tangible assets) that, given the nature of the church's work, free reserves should be the equivalent to two months of average monthly expenditure equalling to approximately £54,500 kept on deposit where funds permit. The PCC believes this provides sufficient flexibility to cover temporary shortfalls in income and will allow the church to cope and respond to unforeseen emergencies whilst specific action plans are implemented. At 31 December 2025, the church had net free reserves of £99,919 (2024: £105,342) as follows:

	2025 £	2024 £
Total reserves	**890,601**	874,890
Less: restricted funds	(114,681)	(93,549)
Less: tangible fixed assets	(676,001)	(676,001)
Free reserves	**99,919**	**105,340**
Free reserves requirement:		
Reserve agreed by PCC (2 months operating expenditure)	54,500	45,705
Balance of reserves allocated to fabric projects	45,419	59,635
Free reserves requirement	**99,919**	**105,340**

4.3 Investment Policy
The PCC is in the process of formulating an investment policy. Funds in excess of immediate working capital requirement are placed in a bank deposit account.

4.4 Grants Policy
The PCC makes occasional grants to support charitable endeavours both in the UK and abroad. During the course of the year PCC donated an amount of £26,320 towards mission activities.

5. Plans for Future Periods

Following the resignation of the Revd Simon Durrant in April 2026 the office of Vicar is now vacant and is likely to remain so until Spring 2027 at least. In that context no major new initiatives are anticipated. However, we will seek to make progress with several current priorities. Those include:

- implementing the Living Sanctuary vision, including seeking external finance for physical works in the churchyard
- ongoing property maintenance, especially repairs to the roof, works to eliminate damp from the prayer room, and the removal and reconstruction of a retaining wall, so that effective drainage can be installed around the prayer room
- replacement of the heating system in the church building
- increasing the extent to which the hall and lounge are let to community groups and other external hirers, so as to enhance our mission to the community and our income
- seeking a step change in financial giving by church members, in order to put our finances on a more secure and sustainable footing.

6. 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.

7. Approval

The report of the PCC was approved by the PCC on 18th May 2026 and signed on its behalf by:



Rev Kailean Khongsai
Acting Chair of the PCC

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

Report of the Independent Examiner to the Parochial Church Council of Christ Church Roxeth (Harrow)

I report on the accounts of the Parochial Church Council of Christ Church Roxeth (Harrow) for the year ended 31 December 2025, which are set out on pages 10 to 23.

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.

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 ACA
18 May 2026

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

Statement of Financial Activities
For the year ended 31 December 2025

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total 2024 £
Income from:	2						
Donations and legacies		255,338	21,656	276,994	186,867	12,770	199,637
Charitable activities		1,390	257	1,647	1,544	-	1,544
Other trading activities		9,212	-	9,212	8,852	-	8,852
Investments		32,376	-	32,376	43,428	-	43,428
Other		363	-	363	816	-	816
Total Income		**298,679**	**21,913**	**320,592**	**241,507**	**12,770**	**254,277**
Expenditure on:							
Raising funds	3	17,567	-	17,567	7,842	-	7,842
Charitable activities	4	305,845	322	306,167	194,393	71,999	266,392
Total Expenditure		**323,412**	**322**	**323,734**	**202,235**	**71,999**	**274,234**
Net gains/(losses) on investments	7	18,853	-	18,853	6,487	-	6,487
Net (expenditure)/income	**5**	**(5,880)**	**21,591**	**15,711**	**45,759**	**(59,229)**	**(13,470)**
Transfers between funds		-	-	-	(136,988)	136,988	-
Other recognised gains/(losses)		-	-	-	-	-	-
Net movement in funds		**(5,880)**	**21,591**	**15,711**	**(91,229)**	**77,759**	**(13,470)**
Total funds brought forward		781,432	93,458	874,890	872,661	15,699	888,360
Total funds carried forward		**775,552**	**115,049**	**890,601**	**781,432**	**93,458**	**874,890**

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF CHRIST CHURCH ROXETH (HARROW)

Balance Sheet
As at 31 December 2025

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Fixed Assets					
Tangible Assets	6	344	-	344	-
Investments	7	676,001	-	676,001	676,001
		676,345	0	676,345	676,001
Current Assets					
Investments	8	95,515	-	95,515	76,661
Debtors	9	6,770	-	6,770	-
Cash At Bank And In Hand*		(262)	115,049	114,787	124,197
		102,023	115,049	217,072	200,858
Creditors - Amounts Falling Due Within One Year	10	2,816	-	2,816	1,969
Net Current Assets		99,207	115,049	214,256	198,889
Net Assets		**775,552**	**115,049**	**890,601**	**874,890**
Represented by:					
Restricted Funds	11	-	115,049	115,049	93,458
Unrestricted Income Funds		775,552	-	775,552	781,432
Total Funds		**775,552**	**115,049**	**890,601**	**874,890**

*includes HSBC Bank and Hampshire Trust Bank.

The financial statements were approved by the PCC on 18th May 2026 and signed on its behalf by:

S. M. Arnold

Sue Arnold
Church Warden

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 have been prepared under the historical cost convention. The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe an affiliation to another body or those that are informal gatherings of church members.

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 once the PCC has entitlement to the income, it is probable the income will be received, and the amount of income receivable can be reliably measured. Income from the recovery of tax on gift aided donations is accounted for in the period to which the relevant donation is received. Grant income is recognised on a receivable basis.

The income from trading activities includes rental income from the letting of church premises which is accounted for when earned. It is shown gross, with the associated costs included in fundraising costs.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

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

Expenditure included in Raising Funds includes amounts incurred in obtaining grants and other donations and property maintenance costs.

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

- Grants payable are payments made to third parties in furtherance of the PCC's objects. In the case of an unconditional grant offer this is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the grant. Grants awards that are subject to the recipient fulfilling performance conditions are only accrued when the recipient has been notified of the grant and any remaining unfulfilled condition attaching to that grant is outside of the control of the PCC.
- 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.

Pensions
Employees of the Charity are invited to join an auto-enrolment compliant pension scheme, details of which are contained in note 4a. There were no outstanding contributions at the year end relating to staff members who have opted into the scheme. The costs of the scheme are included within staff costs and charged to the unrestricted funds of the Charity.

1. Accounting Policies (continued)

Tangible Fixed Assets

Consecrated Property and Moveable Church Furnishings. Consecrated land and benefice property, including the church building and rectory, are excluded from the accounts as permitted under s10 of the Charities Act 2011.

Movable church furnishings held by the Vicar and Churchwardens on special trust for the PCC, and which require a faculty for disposal, are treated as inalienable property and are not capitalised unless reliable cost information is available. Items acquired prior to 2000 are not included in the balance sheet due to insufficient cost information. Individual items acquired since that date are capitalised and depreciated over their estimated useful economic lives.

Expenditure on consecrated or benefice buildings and on inalienable movable church furnishings is written off as incurred and not capitalised.

*Freehold Property***.** Freehold property is not depreciated as the trustees consider that the residual value is not materially different from its carrying value and that the useful economic life is sufficiently long. The assets are maintained in a continual state of sound repair and are subject to annual impairment review.

*Other Fixtures, Fittings and Office Equipment***.** Items costing more than £500 are capitalised and depreciated on a straight-line basis over their estimated useful economic lives of between 3 and 5 years. Items below this threshold are expensed as incurred.

Tangible fixed assets are reviewed annually for indicators of impairment. Where there is evidence of a permanent diminution in value, the asset is written down to its recoverable amount.

Fixed Asset Investments
Investment property comprises freehold properties held for investment purposes and is stated at fair value at the balance sheet date. No depreciation is provided. Changes in fair value are recognised in the Statement of Financial Activities in the year in which they arise.

Current Asset Investments
Investments are stated at market value at the balance sheet date, with gains and losses recognised in the Statement of Financial Activities as they arise.

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 trustees.
- 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.

2. Income

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Donations & legacies				
Offerings and donations	192,063	5,936	197,999	175,525
Income tax reclaimed	29,556	-	29,556	24,112
Legacies	22,288	-	22,288	-
Grants	11,431	15,720	27,151	-
	255,338	**21,656**	**276,994**	**199,637**
Charitable activities				
Church events	38	257	295	529
Toddler group (Jelly tots)	630	-	630	-
Fee income (net of fees paid to Diocese)	722	-	722	1,015
	1,390	**257**	**1,647**	**1,544**
Other trading activities				
Sale of books	397	-	397	859
Fund raising events	89	-	89	-
Lettings income	8,726	-	8,726	7,993
	9,212	**0**	**9,212**	**8,852**
Investments				
Bank Interest	151	-	151	-
Rent	32,225	-	32,225	43,428
	32,376	**0**	**32,376**	**43,428**
Other				
Insurance claim	-	-	-	816
Other	363	-	363	-
	363	**0**	**363**	**816**
	298,679	**21,913**	**320,592**	**254,277**

3. Expenditure on Raising Funds

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Bookstall	-	-	-	865
Investment properties				
Maintenance, repairs, utilities, insurance & council tax	17,567	-	17,567	6,977
Stationery	-	-	-	134
	17,567	**0**	**17,567**	**7,976**

4. Expenditure on Charitable Activities

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Common Fund	99,980	-	99,980	91,300
Clergy expenses	2,274	-	2,274	1,063
Staff costs (see note 4a)	71,314	-	71,314	79,818
Church Life & Outreach	18,309	-	18,309	20,306
Missionary & Charitable Giving and Gifts (see note 4b)	26,688	322	27,010	28,951
Provision of Office & Support	8,797	-	8,797	8,717
Provision of Buildings and Facilities	76,803	-	76,803	34,558
Governance costs	1,680	-	1,680	1,680
	305,845	**322**	**306,167**	**266,393**

4a Expenditure – Staff Costs

In addition to the many volunteers who give their time to the church, there were 4 (2024: 3) employees whose costs are included within Staff Costs of notes 3 and 4 above. Their aggregate emoluments were as follows:

	2025 £	2024 £
Gross salaries	64,042	71,561
Employer's National Insurance	6,700	6,110
Employment Allowance	(7,210)	(5,920)
Pension contributions	6,387	8,067
	69,919	**79,818**

These figures exclude the amounts paid to the Diocese for the incumbent and the curates, who are funded through the Common Fund. No employee (2024: nil) received emoluments in excess of £60,000 during the year.

Key Management Personnel. With the exception of the Vicar and Curate (funded by the Diocese) and PCC employees (who are not deemed Key Management Personnel), all Key Management Personnel are unpaid volunteers and receive no remuneration or associated costs.

Pension Builder Scheme

Christ Church Roxeth participates in the Pension Builder Scheme section of Clergy Workers Pension Fund (CWPF) for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections:

1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections;
   a. a deferred annuity section known as Pension Builder Classic, and
   b. a cash balance section known as Pension Builder 2014.

4. Expenditure on Charitable Activities (continued)

Pension Builder Scheme
Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year were £6,387 (2024: £8,067).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a surplus of £34.8m on the ongoing assumptions used. At the most recent annual review effective 1 January 2025, the Board chose to grant a discretionary bonus of 6.7% to both pensions not yet in payment and pensions in payment in respect of service prior to April 1997; and a bonus on pensions in payment in respect of post April 2006 service so that the pension increase was 2.7% (where usually it would be calculated based on inflation up to 2.5%). This followed improvements in the funding position over 2024. There is no requirement for deficit payments at the current time. For the Pension Builder 2014 section, the valuation revealed a surplus of £8.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The next valuation is due as at 31 December 2025.

The legal structure of the scheme is such that if another employer fails, Christ Church Roxeth could become responsible for paying a share of the failed employer's pension liabilities.

4. Expenditure on Charitable Activities (continued)

4b Expenditure – Missionary & Charitable Giving and Gifts

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Giving to organisations:				
Just Earth	6,000	-	6,000	4,992
FSCI	2,880	-	2,880	3,773
Betel (Susie Philps)	4,200	-	4,200	4,800
Radstock	8,900	-	8,900	7,000
Re Generation	2,340	-	2,340	4,500
Poverty Injustice & Suffering	-	-	-	1,050
Transformation Partner	-	-	-	1,500
Open Doors	750	-	750	-
Christian Solidarity	200	-	200	-
Manipur Appeal	1,000	-	1,000	-
ACAT	50	-	50	-
Gifts to individuals	368	322	690	1,336
	26,688	**322**	**27,010**	**27,615**

5. Net Income/(Expenditure)

	2025 £	2024 £
This is stated after charging:		
Depreciation of owned assets	172	-
Independent examination fee	1,680	1,680

6. Tangible Fixed Assets

	Freehold land & building £	Fixtures, fittings & equipment £	Total £
Cost			
At 1 January 2025	-	-	-
Additions	-	516	516
Revaluation	-	-	-
At 31 December 2025	0	516	516
Depreciation			
At 1 January 2025	-	-	-
Charge For Year	-	172	172
Revaluation	-	-	-
At 31 December 2025	0	172	172
Net Book Value			
At 31 December 2025	0	344	344
At 31 December 2024	0	0	0

All of the fixed assets are used for charitable purposes.

The following two properties are accounted as tangible fixed assets:

Property	Type	Ownership	Background	Valuation notes	Value in these accounts
The Hall and Lounge Roxeth Hill, Harrow, Middlesex HA2 0JN	Hall - functional	Freehold	Are adjacent to and attached to the church.	The PCC does not intend to dispose of the Hall and Lounge, and no capital value is assigned to it.	-
YMCA Roxeth Gate building	Let on a peppercorn rent	Freehold with leasehold granted	In 2006 following the completion of the YMCA Roxeth Gate building, Christ Church took the freehold of that portion of the site, as part of the former Harrow Hospital nurses hostel redevelopment, which is vested in the London Diocesan Fund (LDF), and granted a 125 year lease to the West London YMCA on a peppercorn rent until 2131.	The restrictions placed on the usage of the site and the terms of the lease are such that no value has been placed on the site and as such the asset does not appear on the PCC's balance sheet.	-
					0

7. Fixed Asset Investments

	2025 £	2024 £
At 1 January and at 31 December	676,001	676,001

The following three properties are accounted as fixed asset investments:

Property	Type	Ownership	Background	Valuation notes	Value in these accounts
69 Southdown Crescent, South Harrow	Residential - investment	Freehold	Purchased in 1964 for housing a curate, as it was used until 2010. Having been let as an investment property until December 2018, it was used to house a returning missionary family at a subsidised rent from January to July 2019. It was then used to house a church planting curate for OneChurch Harrow, with funds being provided by the Diocese of London and from Aug 2024, it is being used to house our curate	It was last valued by an Independent Chartered Surveyor at £315,000 in 2011, although the trustees revised this to £435,000 in 2018 based on subsequent changes to market value as determined by local property prices, a revaluation gain of £111,000. The current market value is deemed to be fair value.	426,000
The Lodge, Roxeth Hill, Harrow, Middlesex HA2 0JN	Residential - investment	Freehold	Presently let at market value. The Lodge, originally built on Glebe Land, was purchased by the PCC from the Incumbent for £1 in 1956, with an option for the incumbent to buy it back for £1 in the event of the PCC wishing to sell it.	The trustees believe that the market value of the property is restricted to £1 as the restricted covenant has not been lifted and so deem this to be fair value.	1
9 Shaftesbury Parade	A commercial shop unit – investment	Freehold with leasehold granted	Commercial shop unit with a maisonette above was purchased in 2012. Following disposal of the maisonette, the shop is let to the CCR Foundation for use as a charity shop.	It was valued at £250,000 after the disposal of the maisonette on a 125-year lease. This is considered still to be the current market value of this investment property, and the current market value is deemed to be the fair value.	250,000
					676,001

All the freehold property noted above is vested in the LDF under the Parochial Church Councils (Powers) Measure 1956. The PCC is the managing trustee. Since the PCC substantively bears the risks and rewards of ownership, the value of these freehold assets is included in the PCC balance sheet.

8. Current Asset Investments

	2025 £	2024 £
Market Value		
At 1 January	76,661	70,174
Net of purchases and sales	-	-
Dividends reinvested	-	
Net gain/(loss) on revaluation	18,854	6,487
At 31 December	**95,515**	**76,661**
Market value represented by investments in:		
M&G Charifund accumulation units	**95,515**	**76,661**

No original cost information is available. The investments are held in the name of Christ Church Roxeth (Harrow).

9. Debtors

	2025 £	2024 £
Prepayments	2,426	-
Income tax recoverable	4,344	-
	6,770	**0**

10. Creditors - Amounts Falling Due Within One Year

	2025 £	2024 £
Accruals	2,527	1,680
Agency collections	289	289
	2,816	**1,969**

11. Restricted Funds

11a Current Year	At 1 January 2025 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 December 2025 £
Leaving gift	0	322	(322)	-	-	0
Premises Development Fund	60,156	15,719	-	-	-	75,875
Mission	28,129	5,872	-	-	-	34,001
Vicars Discretionary Fund	5,173	-	-	-	-	5,173
	93,458	**21,913**	**(322)**	**0**	**0**	**115,049**

11b Prior Year	At 1 January 2024 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 December 2024 £
Youth	(47,168)	4,100	(38,863)	81,931	-	0
Children	(27,745)	5,825	(33,136)	55,056	-	0
Premises Development Fund	59,074	1,082	-	-	-	60,156
Mission	26,365	1,764	-	-	-	28,129
Vicars Discretionary Fund	5,173	-	-	-	-	5,173
	15,699	**12,771**	**(71,999)**	**136,987**	**0**	**93,458**

Descriptions of the restricted funds are as follows:

The **Youth Work Fund** comprises restricted donations and grant income received to support the church's youth and children's ministry.

The **Children Fund** represents restricted donations given specifically towards the employment of a Community Children's Worker and to support a range of activities undertaken for the benefit of children within the parish.

Historically, the Youth Worker and Children and Family Worker roles were funded solely by restricted external grants. Following a review, the PCC determined that these roles are core to the church's ministry and should be funded as operational roles. Accordingly, costs are now met from unrestricted funds. However, some voluntary contributions are received towards the above restricted funds to support the respective activities.

The **Premises Development Fund** represents restricted gifts received from church members towards the repair, improvement, and development of the church premises.

The **Mission Fund** represents restricted gifts received from church members for the support of both global and local mission activities, in accordance with the specific intentions of the donors.

The **Vicar's Discretionary Fund** represents restricted donations and funds set aside to enable the Vicar to provide financial assistance in cases of urgent pastoral need. Expenditure from this fund is applied at the Vicar's discretion within the scope of the fund's charitable purpose.

12. Unrestricted Funds

12a Current Year	At 1 January 2025 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 December 2025 £
General	26,861	298,679	(271,714)	45,725	-	99,551
Designated:						
The Grange Farm Community Mission Fund	187,158	-	-	(206,012)	18,854	0
Premises Development Fund	(107,093)	-	(50,693)	157,786	-	0
Vicars Discretionary Fund	(1,496)	-	(1,005)	2,501	-	0
The Capital Fund	676,001	-	-	-	-	676,001
	754,570	**0**	**(51,698)**	**(45,725)**	**18,854**	**676,001**
	781,431	**298,679**	**(323,412)**	**0**	**18,854**	**775,552**

12b Prior Year	At 1 January 2024 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 December 2024 £
General	130,646	227,720	(192,611)	(138,894)	-	26,861
Designated:						
Youth	389	55	(17)	(427)	-	0
Children	(1,706)	4,248	(4,875)	2,333	-	0
The Grange Farm Community Mission Fund	169,085	11,586	-	-	6,487	187,158
Premises Development Fund	(101,754)	5,001	(10,340)	-	-	(107,093)
Vicars Discretionary Fund	0	-	(1,496)	-	-	(1,496)
The Capital Fund	676,001	-	-	-	-	676,001
	742,015	**20,890**	**(16,728)**	**1,906**	**6,487**	**754,570**
	872,661	**269,500**	**(209,339)**	**(136,988)**	**6,487**	**781,431**

Descriptions of the main designated funds are as follows:

The Grange Farm Community Mission Fund (designated) represents funds set aside by the PCC from the proceeds of the sale of the Grange Farm Community Centre. These funds are supplemented by 75% of rental income received from 9 Shaftesbury Parade (the *found* charity shop). These funds are set aside to be invested in community mission to the future estate and surrounding community.
The Premises Development Fund (designated) represents designated funds set aside by the PCC to carry out works to develop church premises.
The Vicar's Discretionary Fund (designated) represents the funds set aside to enable Vicar to disburse funds to respond to urgent pastoral needs.
The Capital Fund (designated) represents the value of the unrestricted Investment Properties owned by the PCC.

13. Operating Lease Commitments

As at 31 December 2025 the following operating lease payments are committed to be paid within the following time frames:

	2025 £	2024 £
Within one year	343	343
Between two and five years	886	1,230
	1,229	**1,573**

14. Related Party Transactions and Balances

Some members of the PCC are also trustees of other charitable bodies (or are related to individuals) that receive mission donations and payments from the PCC. There is no financial benefit to any PCC member in these instances and the PCC's conflict of interest policy has been carefully applied in any discussions relating to financial arrangements.

No member of the PCC received remuneration, expenses or benefits purely in respect of their services as members of the PCC.

During the year members of the PCC made unrestricted offerings and donations to the church of £48,597 (2024: £49,294).