ST. MARGARET'S
RAINHAM

ANNUAL REPORT AND FINANCIAL STATEMENTS

of the

PAROCHIAL CHURCH COUNCIL

For the year ended 31 December 2025

Incumbent
Revd Nathan Ward

St Margaret's Church Office
St Margaret's Church
High Street
Rainham ME8 7JH

Bank
National Westminster Bank plc
148 High Street
Chatham ME4 4DB

Independent Examiner
Natalie Harrison FCA FCCA CTA TEP
Beak Kemmenoe Chartered Accountants
1-3 Manor Road
Chatham ME4 6AE

Registered Charity No. 1134849

Table of Contents

Annual Report *4*

Administrative information **4**

Objectives and Activities **5**

Public Benefit **5**

Achievements and Performance **6**

Plans for 2026 ..... **11**

Grant Making **13**

Volunteers **13**

Church Electoral Roll **13**

Financial Review **13**

Reserves Policy 14
Utility Costs Consideration 14
Going Concern Consideration 14

Structure, Governance and Management **15**

Induction & Training of Trustees 16
Risk Management 16
Statement of Trustees Responsibilities 16
Committees 17

Eco Church Report **17**

Deanery Synod Report **18**

Churchyard 19
Clergy Housing 19

Financial Statements *23*

Independent Examiner's Report to the Parochial Church Council for the year ended 31 December 2025 ..... **23**

Respective Responsibilities of the Trustees and the Independent Examiner 23
Basis of Independent Examiner's Statement 23
Independent Examiner's Statement 23

Statement of Financial Activities for the Year Ended 31st December 2025 ..... **24**

Balance Sheet at 31 December 2025 ..... **26**

Notes to the Financial Statements **27**

1 Accounting Policies 27
2 Analysis of income and expenditure 29
3 Statement of Assets and Liabilities 31
4 Fund Movement 33
5 Related Trusts and Charities 33
6 Prior Period Comparative SOFA 34

Detailed notes **36**

2a. Grants received 36
2b. Parish Share of Diocesan Costs 36
2c. Upkeep of Services 36
2d. Utility Costs 36
2e. Heritage Project 37

3a. Fixed Assets 37
Investment Assets 37
4a. Fund Movement 37

Annual Report

Administrative information

The PCC present their report with Financial Statements of the charity for the year ended 31 December 2025. The PCC have adopted the provisions of the Statement of Recommended Practice for Accounting and Reporting by Charities issued in January 2015, together with the Church Accounting Regulations 2006 and Section 145 of the Charities Act 2011.

St Margaret's Church is situated in the High Street, Rainham. It is part of the Diocese of Rochester, within the Church of England. It has a charitable status as a registered place of worship under Section 3 of the Charities Act 1993. Charity Number 1134849

Church address	St Margaret's Church High Street Rainham Kent ME8 7JH 01634 362023	

Parochial Church Council (PCC)

Incumbent	Revd Nathan Ward	*Chair*
Assistant Priest	Revd Jonathan Jennings	*retired April 2025*
Churchwardens		
from APCM 2024 to 2026	Mrs Linda Randall Mr Simon Hall	
Deanery Synod		
from APCM 2023 to 2026	Mr Terry Whittaker	
from APCM 2024 to 2026	Mrs Janet Garnons-Williams	*Vice Chair, and Reader*
	Miss Lorna Dyer	
Diocesan Synod from July 2024 to July 2027	Mr Terry Whittaker	*Licensed Lay Minister, and licensed funeral minister*
Elected to PCC		
from APCM 2022 to 2025	Mrs Heather Baker Miss Lorna Dyer Mrs Felicity Holton Mr David Ormiston Miss Charley Whittaker	
from APCM 2023 to 2026	Mr Nick Grief	
	Mr Philip Holdcroft	*resigned April 2025*
from APCM 2024 to 2027	Mrs Emi Inetianbor Mrs Jean Penney	

from APCM 2025 to 2028	Mr David Gay	*resigned September 2025*
	Mrs Davina O'Brien	*PCC Treasurer*
	Mr David Ormiston	
	Mrs Barbara Strachan	
In attendance	Mrs Jo Whittaker	*PCC Secretary*

Bankers	National Westminster Bank plc 148 High Street Chatham Kent ME4 4DB
Independent Examiner	Natalie Harrison (FCA FCCA CTA TEP) Beak Kemmenoe Chartered Accounts 1-3 Manor Road Chatham Kent ME4 6AE

Objectives and Activities

The PCC is committed to enabling as many people as possible to work in our Church and to become part of our Parish community. It maintains an overview of worship throughout the Parish and makes suggestions on how our services can involve the many groups that live within the Parish. Our services and worship put faith into practice through prayer, Scripture, music and sacrament.

In the planning of activities, the PCC has considered both the Charity Commission's guidance on public benefit and the specific guidance on charities for the advancement of religion.

In particular, we try to enable people to live out their faith as part of our Parish community through:

- worship and prayer; learning about the Gospel and developing their knowledge and trust in Jesus
- provision of pastoral care for those living in the Parish
- missionary and outreach work

To facilitate this work, it is important that we maintain the fabric of the Church of St Margaret's and the Millennium Centre complex.

Public Benefit

St. Margaret's Church remains deeply committed to serving the needs of our community, enriching lives, and fostering a sense of belonging and support for all. Through our diverse range of programmes and services, we continue to impact the lives of individuals and families, promoting spiritual growth, social cohesion, and community well-being.

Our core offering of Sunday Services, held at 8 am and 10.30 am, provide a vital opportunity for worship for parishioners of all ages. Additionally, our 252 Kids Club, inspired by Luke 2:52, offers a nurturing environment for children on Sunday mornings, fostering their spiritual development and sense of belonging within the church community.

Recognising the importance of regular communion and fellowship, we host a mid-week communion service every Wednesday at 10.30 am, providing a sanctuary for contemplation and renewal amidst the busyness of modern life. Furthermore, our XP3 Youth program, held on Monday evenings, engages and supports young people, empowering them to explore their faith and navigate the challenges of adolescence, although this work was latterly on hold pending the recruitment of new youth leaders.

In response to the growing needs of vulnerable individuals and families, our Just Say Hello Food Project has expanded its reach, offering vital sustenance and support to those facing food insecurity. Our Community Hub, operating every Tuesday, collaborates with key stakeholders such as Citizens Advice and the Department for Work and Pensions, Medway Adult Education and Public Health to provide holistic support and guidance to members of our community.

Our strong partnerships with local schools and Academy Trusts enable us to effectively support young people's educational and pastoral needs, fostering a nurturing environment for learning and growth. Additionally, our Eco Hub project has emerged as a beacon of environmental stewardship, inspiring and supporting grassroots initiatives throughout the county to address the urgent challenges of the climate emergency.

Furthermore, we recognise the importance of nurturing social and cultural bonds within our community. Through initiatives such as concerts, the Rainham Poetry and Piano Festivals, and coffee mornings, we provide enriching experiences that promote social interaction, creativity, and well-being, particularly for the elderly members of our community.

In summary, St. Margaret's Church remains steadfast in its commitment to serving the public good, fostering spiritual growth, social cohesion, and community resilience. We are grateful for the continued support of our parishioners, volunteers, and partners as we strive to make a meaningful and lasting impact on the lives of those we serve.

Achievements and Performance

Below is a summarised table of the 2025 objectives:

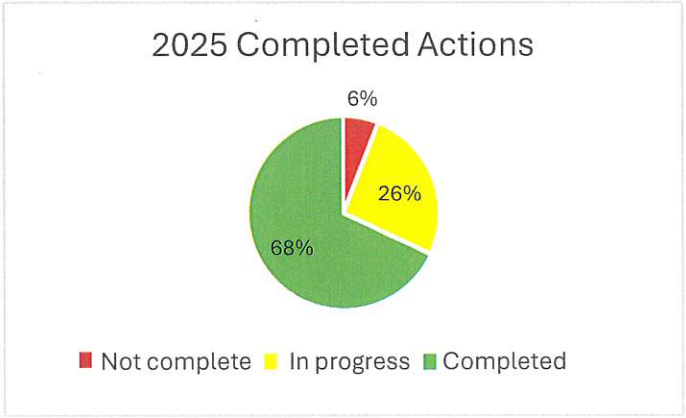
Read More, Pray More, Love More	
Restore our delivery of the daily offices	
Deliver Daily Bible Reading Notes	
Consolidate Small Groups and continue delivery of church events designed to foster community	
Continue and develop our relationships with Tafara and pray for them	

Staffing	
Appropriately mark the retirement of Rev Jonathan Jennings and ensure that we are resourced to cover the work that he was doing	
Plan for the appointment of two sessional Youth Workers	
Plan for the appointment of a full-time Children and Families Minister	
Plan for the appointment of an Operations Manager	
Plan for the appointment of a part-time Fundraiser	

Putting Rainham First	
Complete the Statement of Need and concept approval with DAC and consult with all interested parties	
Present detail plans to the Church at the APCM	
Complete all work necessary to submit an Expression of Interest for major funder	
Prepare and submit a Development Phase Application for major funder	
A specialist to report in order to progress with funded work to restore the Crypt	
Creation of a new Heritage Booklet	
Churchyard Mapping System and Archives to go live on the website. The Tufton family mobile heritage exhibition to be completed.	
To approach other funders to raise the matched funding required	

Social media and Communications	
Complete planning for our suite of communication media, gain staff and PCC approval and implement	
Finish the restructuring of the St Margaret's website	

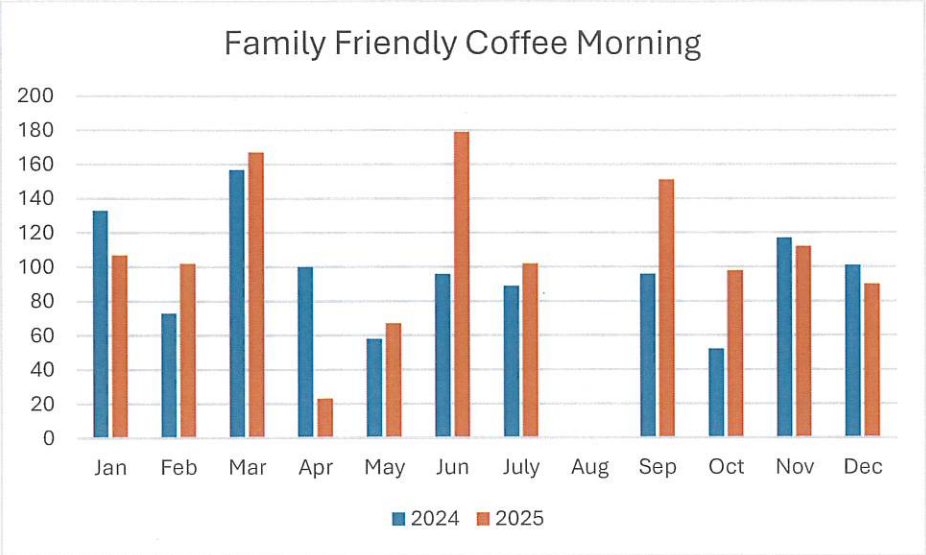
The chart below shows the percentage of outcomes achieved:

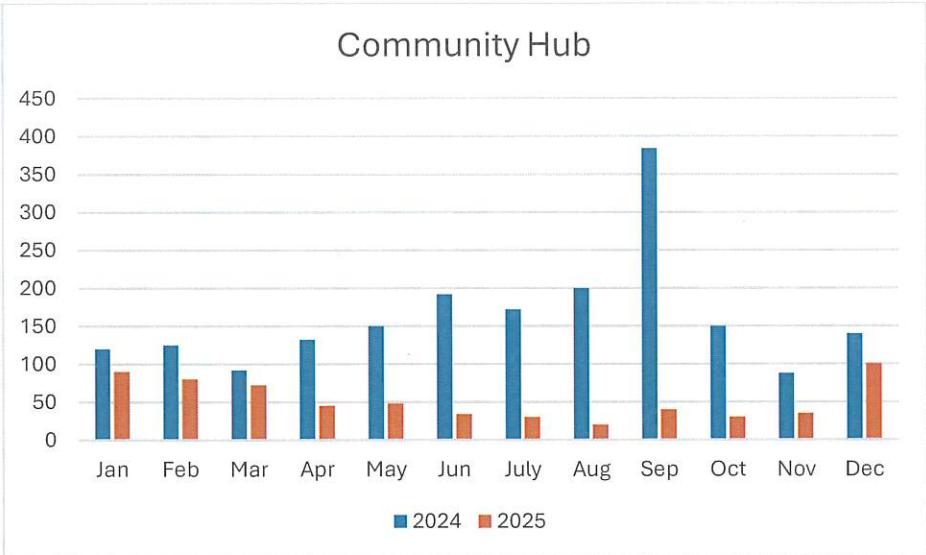


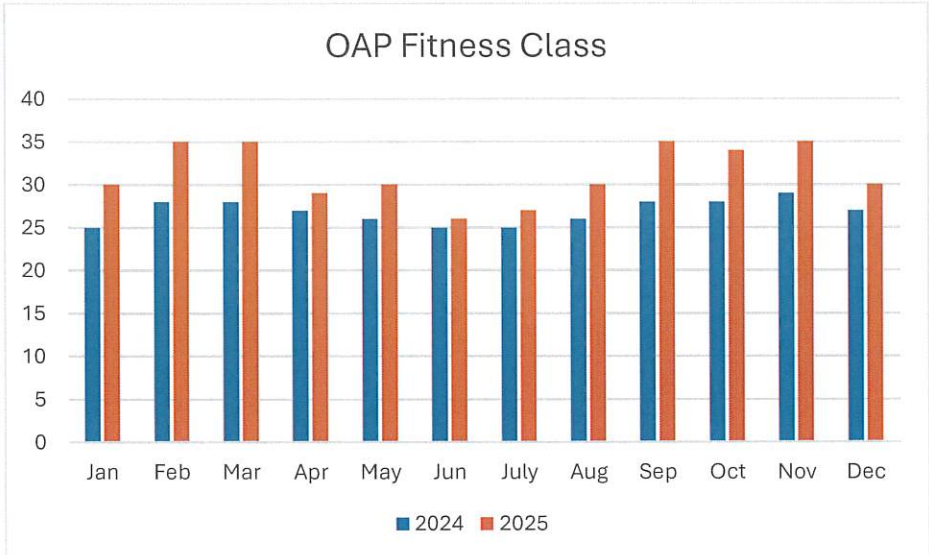
Below are details of services taken throughout the year including previous data for comparison. It should be noted that there was also a memorial service held in church for Baby Loss Awareness Week in October.

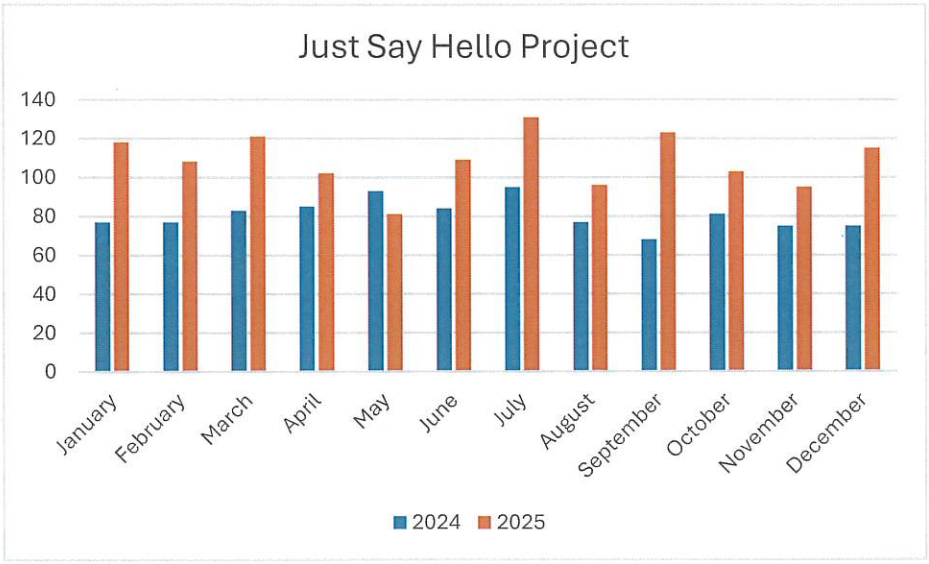
Attendances	**2022**	**2023**	**2024**	**2025**
Average weekly attendance during October	99 (1,190 online)	110 (1,098 online)	201 (18 online)	**251(186 online)**
Easter Day	194 (610 online)	198 (4,266 online)	153 (18 online)	**261(186 online)**
Christmas Day	199 (400 online)	216 (336 online)	92 (18 online)	**74 (986 online)**
Christmas Services	1082	1059	1705	**2054**
Adult Baptisms	3	1	5	**4**
Child Baptisms	38	42	33	**30**
Confirmations	0	7	8	**11**
Marriages	15	4	7	**16**
Services of Thanksgiving for a Marriage	3	0	0	**0**
Funerals in Church:	See below:			
Funeral service in Church, burial in Churchyard	7	17	5	**3**
Funeral service in Church, burial in a cemetery	1	1	1	**2**
Funeral service in Church, committal at Crematoria	12	12	7	**5**
Funerals in Crematoria only	27	26	29	**29**
Interment of Ashes	20	20	27	**23**
Memorial Services in Church	2	2	3	**3**

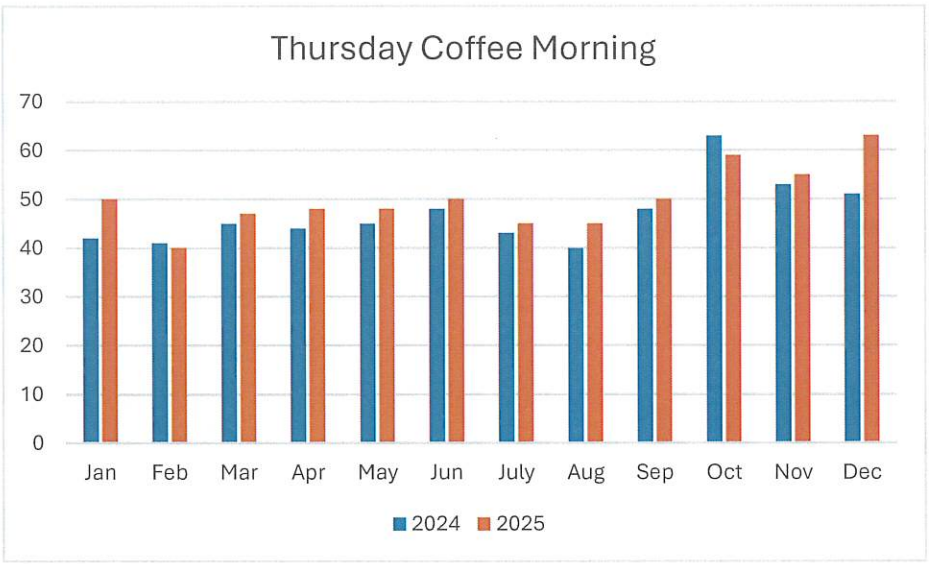
In relation to community groups please see the graphs on the following pages:

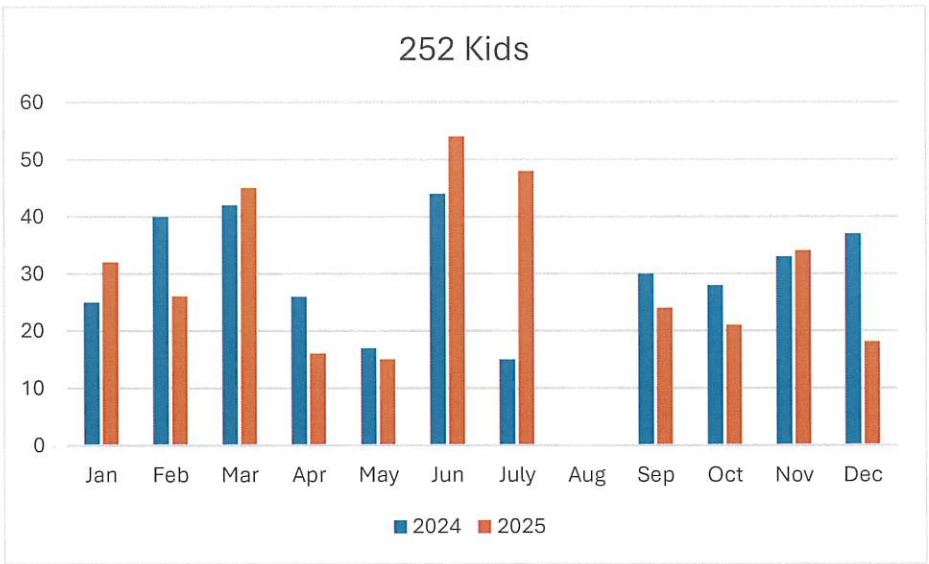

Family Friendly Coffee Morning
200
180
160
140
120
100
80
60
40
20
0
Jan
Feb
Mar
Apr
May
Jun
July
Aug
Sep
Oct
Nov
Dec
2024
2025


Community Hub
450
400
350
300
250
200
150
100
50
0
Jan
Feb
Mar
Apr
May
Jun
July
Aug
Sep
Oct
Nov
Dec
2024
2025


OAP Fitness Class
40
35
30
25
20
15
10
5
0
Jan
Feb
Mar
Apr
May
Jun
July
Aug
Sep
Oct
Nov
Dec
2024
2025


Just Say Hello Project
140
120
100
80
60
40
20
0
January
February
March
April
May
June
July
August
September
October
November
December
2024
2025


Thursday Coffee Morning
70
60
50
40
30
20
10
0
Jan
Feb
Mar
Apr
May
Jun
July
Aug
Sep
Oct
Nov
Dec
2024
2025


252 Kids
60
50
40
30
20
10
0
Jan
Feb
Mar
Apr
May
Jun
July
Aug
Sep
Oct
Nov
Dec
2024
2025

When looking at annual 'reach' please see the table below to see how this is calculated.

	2024	2025
Weekly Groups	8,156	7,518
Average Weekly Attendance	10,452	13,052
Christmas Services	1,705	2,054
Facebook Reach	205,200	684,975
Total	225,513	707,599

Plans for 2026

Spiritual Life of the Church Family and our Community	
Specific	Plan and deliver teaching and resources to deepen people's Biblical knowledge/Spiritual understanding. Ensure that all regular groups have a signpost to journey further towards greater or deeper faith Ensure that Bible reading notes and resources are available and accessible to all.
Measurable	Creation of courses/events that make the bible accessible to all Creation and printing of flyers to signpost people to an avenue or avenues to deepen their faith. Count of Bible Reading Notes taken and recording of relevant demographics of users to ensure the notes are truly accessible to all.
Achievable	No external support required
Relevant	Reading and understanding the Bible to a level where it can be applied to our daily lives is key to spiritual health.

Putting Rainham First Project	
Specific	To prepare and submit an Expression of Interest for National Lottery Heritage Fund To prepare and submit a Development Phase Application for National Lottery Heritage Fund To approach other funders to raise the matched funding required
Measurable	Expression of interest and development phase application submitted and further funders identified.
Achievable	In addition to in-house resources, utilise contracted skills to accomplish tasks
Relevant	The local community grows through significant property development; the Church congregation is growing, and the local authority is under

	significant fiscal strain meaning that many non-essential services are being pared back This project needs to be delivered to ensure a sustainable future for our community and to address wellbeing issues within it
Time Bound	Meeting with DAC in March prior to APCM Consultation to begin at the April APCM, time deadlines for submission of structured information to our principal funder

Social media & Communications	
Specific	Complete planning for our suite of communication media, gain Staff and PCC approval and implement
Measurable	Plan produced and agreed (April 2027)
Achievable	Liaise with independent expertise to provide knowledge and support.
Relevant	We have significant following on social media however are not in tune with normal use of the different elements of social media. We need to ensure that our offerings fit the user profile of the different Social Media products and that our posts are properly and professionally delivered.

Staffing	
Specific	Advertise and employ a Children and Families Minister, funded for four years by the Church Commissioners via the Diocese. Incorporate and support their new ministry. Deliver on the vision for our Contemporary Music Leader in gathering musicians to support Sunday Music Worship at the 10.30 service and flourish in the planned school and community work which is part of the job description. Agree a staff or resourcing plan to support the ministry to those between the ages of 11 and 16. Appoint a Choral Music Leader in line with our plan. Develop a plan for the employment of an Operations Manager Identify and employ a part time fundraiser. Identify and engage an ordained minister or ministers on a self-supporting or part time basis.
Measurable	The Children and Families Minister is appointed, Schools and community work is happening for the Contemporary Music leader, The additional roles are recruited (April 2027), the Operations officer role has a planned recruitment date.

Achievable	Within the family of St Margaret's and bringing in Ordained support from the Deanery/Diocese as required Appropriate candidates are identified and employed
Relevant	To deliver on our missional imperatives and continue to deliver services and offices as required

Grant Making

There were no grants made in 2025.

Volunteers

Members of the PCC serve entirely in a voluntary capacity and are supported by a dedicated team of safely recruited volunteers from across our church and wider community. The life and work of the parish would not be possible without their commitment, generosity, and faithful service.

Our volunteers support a wide range of activities, including community groups, pastoral care, events, administration, bell ringing, hospitality, and outreach. Their willingness to give their time and skills ensures that our church remains welcoming, active, and responsive to local needs.

We have 77 individuals working as volunteers, who have been safer recruited and contribute regularly throughout the year, collectively giving an estimated service of 19,760 volunteer hours throughout 2025. This significant voluntary contribution represents both a substantial financial value of £284,544 (£232,128 in 2024) and, more importantly, a visible expression of community spirit and shared purpose.

We record our sincere thanks to every volunteer for their continued dedication and support.

Church Electoral Roll

The new Electoral Roll, which was reconstituted for APCM 2025, stood at 162. This reduced to 156 as at 31/12/2025, due to four departures and two deaths. Of the 156, 117 live in the Parish and 41 outside the Parish.

Financial Review

At the end of 2025 the financial statements showed a surplus of £5,556 which was largely due to an insurance receipt (£46,031) paid after review by Ecclesiastical for the wall repairs undertaken in 2023. If this sum had not been received, the accounts would show a significant deficit.

There were some one-off costs incurred which would reduce the potential deficit but the underlying picture shows pressure on the running costs of the church due to fixed costs such as Parish Share and utilities.

The unrestricted fund has reduced again which highlights that despite budgeting and regular reviews, the position is tightening.

The Millennium Centre has continued to be managed by Acts Six Ltd (the trading company of the PCC) so running costs are paid by them. PCC agreed a 6-month nonpayment lease clause and, therefore, the lease income for 2025 is reduced.

There was an agreed transfer of funds to the Putting Rainham First project to create a 'War Chest' to support the project going into the next phase.

In summary, the total receipts on unrestricted funds were £214,707. against an expenditure of £188,932.

Net movement in unrestricted funds was a decrease of £4,222 for the year and an increase of £18,243 in the restricted funds. During the year the total fund balances increased from £648,842 to £654,399.

Reserves Policy

It is PCC policy to retain a balance of reserves (net current assets) which equates to a minimum of three-months planned regular expenditure based on the last reported 12 months. This policy was reviewed as part of the budgeting process for 2025.

The regular expenditure included for this calculation is utility costs, salaries, clergy housing costs, church running costs, upkeep of services and admin costs.

This reserve amount has been calculated as £27,000 based on actual costs. Reserves are held to smooth out fluctuations in cash flow and to meet emergencies. The actual balance of the free reserves at 31st December 2025 was £111,680.

Utility Costs Consideration

Throughout 2024, the wholesale energy prices fluctuated but we were able to source some fixed contracts at the end of 2023 to protect our finances from any future rises and this allowed us to budget effectively for 2024. However, due to a major billing at SSE (the utility company who provided the contracts), they have not been able to produce bills for our gas usage even though enquiries and complaints were made. An accrual cost had been included in the 2024 Financial Statements based on previous usage and in July 2025, an agreement was reached with SSE, via the Energy Ombudsman, regarding the outstanding amount owed. The amount agreed included a good will gesture and was settled in full.

Contracts for both gas and electricity were transferred to alternative suppliers with 'green' tariffs in 2025.

Going Concern Consideration

The Accounts are produced on a Going Concern basis.

We continued to see general donations down across the board as our congregation battles with increased living costs and we have continued to manage our expenditure with regular reviews against budget.

If we encounter a situation of very significant uncertainty, it should be noted that we have a contingency plan. The Parish Share is a voluntary payment and St Margaret's has a proud history of paying its agreed share. Additionally, we have a significant asset in our Childscroft Road property and currently receive monthly rental income for this property which we review annually to ensure the amount charged is correct. In worst case circumstances, we could sell the property and replenish our cash reserves. The current value of the property is approximately £450,000.

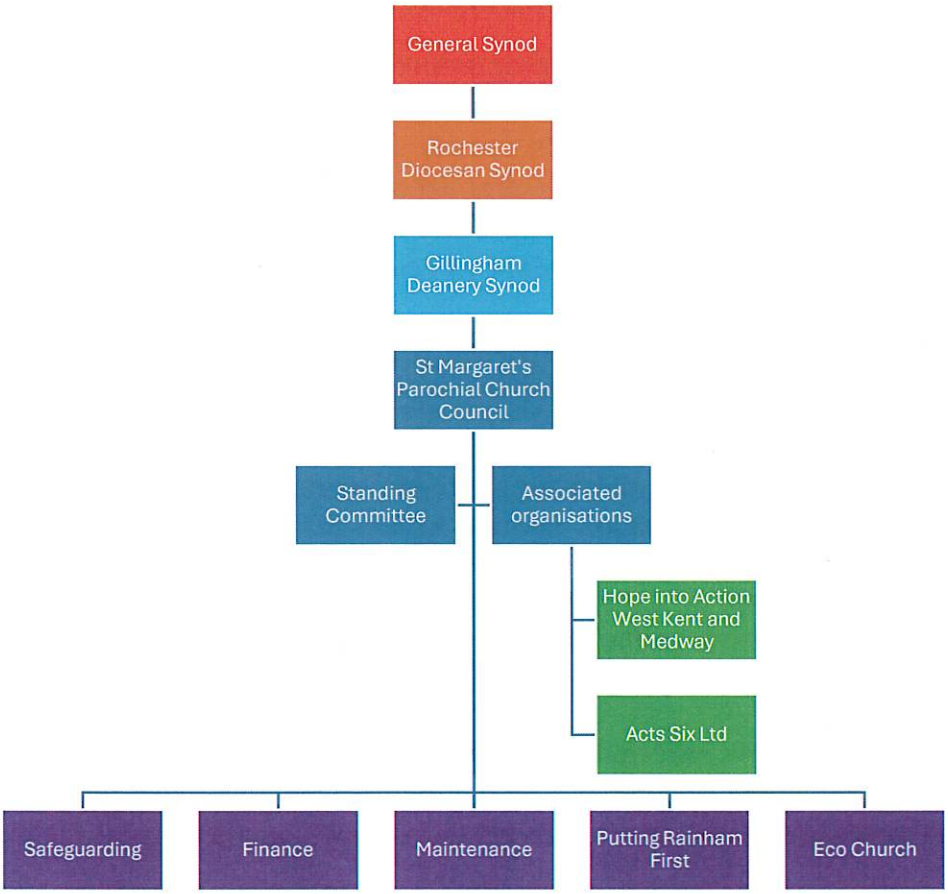
Therefore, we believe that the charity has the financial resources to continue operating for the foreseeable future, and there are no material uncertainties that could cast significant

doubt on the charity's ability to continue as a going concern for at least the next 12 months from the date of approval of these financial statements.

Structure, Governance and Management

The Parochial Church Council is a corporate body, established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The PCC is registered with the Charity Commission (no. 1134849).

Below is an organisational chart:



The Church Representation Rules[1] set out the appointment method for PCC members. There is also provision for co-option of members. The Incumbent, licensed assistant clergy, Churchwardens, and elected members to the Deanery, Diocesan, and General Synod are all ex-officio members of the PCC. All those who attend our services as congregation members are encouraged to register on the Electoral Roll and are eligible to stand for election to the PCC.

PCC members are also Charity Trustees and are responsible for preparing the report of the trustees and the financial statements in accordance with applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the

[1] https://www.churchofengland.org/about/leadership-and-governance/legal-services/church-representation-rules/contents

trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently.
- observe the method and principles of the Charity SORP 2013.
- make judgements and estimates that are reasonable and prudent.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable 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 trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The full PCC met ten times during the year.

Induction & Training of Trustees

All new trustees are inducted to the church PCC subject to safer recruitment, the completion of a DBS check, undertaking appropriate safeguarding training, and completing an HMRC Fit and Proper Persons declaration and a Trustee Eligibility Declaration. All trustees receive a copy of CC3 'What Trustees Need to Know and Do' guidance note from the Charity Commission. At the first meeting of a new PCC, all offices of the PCC are discussed, nominations provided, and after voting, positions declared.

Risk Management

The budget for 2025 was reviewed on a regular basis by the Finance Committee throughout the year and an update given to PCC at the monthly meetings. The budget for 2026 was reviewed extensively by the finance committee and was agreed to by the PCC.

Any unplanned costs or funding outside of the budget is discussed and agreed.

Statement of Trustees Responsibilities

All trustees of the charity must:

1) Ensure compliance with the governing document and charity law.

2) Ensure that the PCC is and will remain solvent, by keeping up to date with the PCC's activities and financial position. Use charitable funds and assets wisely, and only to further the purposes and interests of the PCC. Avoid undertaking activities that might place the PCC's property, funds, assets or reputation at undue risk.

3) Exercise reasonable care and skill as trustees, using personal knowledge and experience to ensure that the PCC is well-run and efficient.

Committees

Given its wide responsibilities the PCC has several committees, each dealing with a particular aspect of Parish life. These include:

The Standing Committee - a statutory requirement and comprises the Vicar, Churchwardens, Treasurer and at least two, but not more than four, elected members from the PCC. This Committee meets, when required, and brings recommendations to PCC meetings on various matters, including those referred to it by the PCC. It has power to take decisions on behalf of the PCC when required.

The Finance Committee – this was formed to support the Treasurer and has a specific focus on the strategic use and management of the financial resources of the Church.

The Maintenance and Utilities Committee – oversees the maintenance of the Church building and churchyard.

The Safeguarding Committee – to support the Parish Safeguarding Officer and undertake any non-confidential work that promotes a safer church.

Putting Rainham First – this committee was set up as an authorised sub-committee of the PCC to manage the PRF project.

Eco church Committee - this committee was set up as an authorised sub-committee of the PCC to manage the work to address Green Flag and Eco church award status.

Other committees or task groups are formed and meet as required to consider various aspects of church life.

Eco Church Report

During the year the members of the group have focused on the application for a Green Flag Community Award which has passed the desk assessment and awaits a site visit by June 2026.
Members attended Rochester and Canterbury Diocesan Eco Conference – Celebration Creation Care.

Within the five-section Eco Church award system, examples of achievements this year are:

Worship and Teaching

- Eco Church All Age 10.30 Service.
- Creation care part of 252 Kids programme.
- Move to foam-free floral arrangements in church.

Buildings and Energy

- Commitment to purchase 100% green electricity and gas wherever available.
- Steps to make church building climate resilient with improved guttering.

Land and Nature

- Swift boxes and other bird boxes in position and regularly monitored by KOS.
- Small wildflower area seeded working with regular churchyard volunteers.
- Citizen science activities promoted.
- Tree inspection by qualified professional

Community and Global Engagement

- Engagement with local schools
- Weekly notice sheet regularly shares information e.g. THE HERDS international climate change project, Cozenton Park Community Tree Nursery, Love Your Yew Week.
- Community events - Guided Tree walk, Celebration of Trees, Path for Peace, Family Event in Rainham Precinct.

Lifestyle

- World Environment Day promoted – raising awareness of plastic pollution
- Carbon Fast for Lent
- Where possible only recyclable material used in children's and family activities with a reduction of unnecessary waste.

Deanery Synod Report

The Deanery Synod met three times in 2025. In March, Fr Jeremy Blunden began our planned series of addressing The Pastoral Principles by looking at issues of race. Rev Ruth Bierbaum, the Chaplain at Medway Maritime Hospital, addressed us in June looking at the issues of power dynamics from the perspective of hospital chaplaincy; we also had an interesting conversation about the Assisted Dying Bill. In October, Zara Rawlinson, the Diocesan Racial Justice Officer, was due to join us, but sadly her car broke down enroute, so we ended up having an interesting conversation about the 'Let's talk about the flag' meeting hosted by St Margaret's instead. Other than this Deanery Synod put in place the transfer of its bank accounts away from Nat West, which had been long frozen due to inactivity, and started the process of transferring funds into a new 'green' account.

Diocesan Synod Report

The Diocesan Synod met three times in 2025. In February the meeting was largely focused on reports abouts Sharing Good News and from the Net Zero team, as well as updates on vision and strategy and Safeguarding. The Synod also heard and supported the motion brought by our Deanery relative to adopting a policy on persistent, unreasonable or vexatious complaints designed to better protect our clergy. The July meeting primarily adopted the annual report and accounts and there was also a review of finances. The November meeting was a presentation of the budget, the first report on the new funded projects and some updates on the Net Zero project. It was our first meeting at the newly refurbished St John's Church, Chatham. There was also an additional meeting for Diocesan Synod members in late November to engage with Living in Love and Faith (LLF) prior to the House of Bishops meeting to further consider this. A good presentation was given by Rev Helen Fraser the LLF programme Director.

Fabric, Goods and Ornaments

Church

Thanks go to our church maintenance pair who continue to do an excellent job keeping the church maintained on a day-to-day basis.

The year has been dominated by the Putting Rainham First project. The initial scoping plans were presented to the parish at the Annual Parochial Church Meeting in April. Work on this project continues.

A failed drain in the churchyard on the north side of the church was found to have been the cause of the collapsed boundary wall in 2023. Repairs to the drain and associated pipework was met by the Insurers, who also reviewed their decision not to indemnify us for the cost of the repair to the boundary wall. The discovery of the failed drain led us to commission work to identify all of our drains and establish their condition.

Work has started on replacing the flagpole and tower door, both of which are in poor condition.

Churchyard

The Churchyard Team continued to do an excellent job in maintaining the churchyard and keep it tidy, and our thanks go out to them all.

In June, contractors attended to remove snapped branches caught up in the crown of a bay laurel tree and presenting a danger and also fell a dead hornbeam still standing in the ground outside the Millennium Centre.

Work continues on reconciling the records on the interactive map on our website with the records we have of burials.

In September, a tree survey was carried out of all the trees in the churchyard and the land surrounding the Millennium Centre. Out of 63 trees, none required urgent work and four required some sort of timely attention. This work is under discussion with the relevant people.

Work has been started by our Eco church team to apply for the Green Flag award. It is hoped we will be in a position to apply for this during 2026.

Clergy Housing

No significant maintenance was completed at the Vicarage.

No significant maintenance was carried out at the property in Childscroft Road (the Minister's house). Regular maintenance such as the gas certification and boiler service was undertaken.

The Millennium Centre

The management of the Millennium Centre was taken over by Acts Six Ltd in 2024.

Safeguarding Report

At St. Margaret's Church, safeguarding remains a top priority. We are committed to creating and maintaining a safe, supportive, and nurturing environment for all members of our community, particularly children, young people, and adults who may be at risk.

Investment in Safeguarding Systems
We strive to uphold the highest standards of safeguarding practice in accordance with the National Safeguarding Standards.

In line with this commitment, the Parochial Church Council (PCC) continue to invest in three specialist safeguarding software systems designed to enhance our safeguarding procedures and ensure robust reporting and accountability:

MyConcern – for secure recording and management of safeguarding concerns

MySentry – to support safer recruitment processes and compliance

MyVoice – enabling individuals to raise concerns confidentially and safely

These systems help ensure that safeguarding concerns are handled promptly, securely, and in accordance with best practice.

Governance and Oversight

Our Safeguarding Committee reports directly to the PCC and ensures that we adhere to the safeguarding policies and procedures set by the Church of England.

We also utilise the Safeguarding Dashboard supported by the Diocese of Rochester to:

- Monitor safeguarding performance
- Ensure compliance with all mandatory requirements
- Identify areas for development
- Achieve and maintain best practice standards

Safeguarding Activity and Training – 2025

In 2025, 36 safeguarding concerns were logged on MyConcern. The majority of these related to individuals within the church community.

Each concern was managed with the utmost professionalism, sensitivity, and confidentiality, and in full accordance with our safeguarding policies and procedures by our Parish Safeguarding Officer. Where appropriate, concerns were referred to statutory agencies and relevant diocesan safeguarding advisers to ensure proper oversight and support.

During 2025, 53 Safeguarding training courses were successfully completed. This included a combination of online training and in-person sessions, ensuring that clergy, staff, and volunteers remain appropriately trained for their roles.

Our ongoing commitment to training ensures that all those serving within St. Margaret's Church understand their safeguarding responsibilities and are equipped to respond confidently and appropriately to any concerns.

Ongoing Commitment

St. Margaret's Church remains dedicated to continuous improvement in safeguarding practice. We take safeguarding seriously, with proper preparation, planning and steps in place which are followed, adhered to and reviewed.

We endeavour to nurture an environment where safeguarding is understood, embraced and spoken about openly, beyond process and policy. Safeguarding is everyone's responsibility, with the whole church community looking out for each other and caring for one another's wellbeing, dignity and safety.

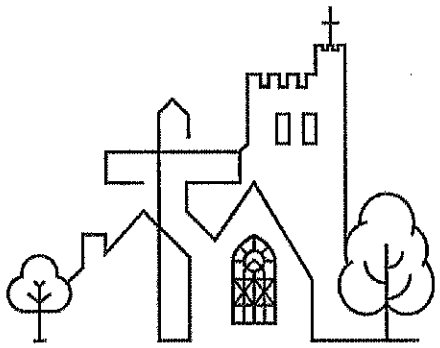
We will continue to use and share recourses appropriately, to inform, guide and support; be aware of those around us and their needs, be honest and learn from past mistakes and, most importantly, remain rooted in our faith, loving one another as God loves us.

We thank the Safeguarding Committee for their commitment and careful oversight, particularly the Parish Safeguarding Officer and the Lead Recruiter, whose dedication and diligence ensure that safeguarding remains central to the life and ministry of St. Margaret's Church.

If you feel that someone you know may be at risk or being hurt or if you want to discuss anything related to safeguarding in confidence, please contact.

Lianne Falkingham, Parish Safeguarding Officer on 01634 362023 Ext. 5
Or safeguarding@rainhamchurch.co.uk

If you have information about a safeguarding situation where a child or adult is in immediate danger or required immediate medical attention, call the emergency services on 999. Do not delay.



ST. MARGARET'S

RAINHAM

Financial Statements

Year ending 31 December 2025

Financial Statements

Independent Examiner's Report to the Parochial Church Council for the year ended 31 December 2025

I report on accounts for the year ended 31 December 2025, which are set out on pages 22 to 37.

Respective Responsibilities of the Trustees and the Independent Examiner

The church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

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 Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full 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 matters have come to my attention,

(1) which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or

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

N Harrison

Natalie Harrison FCA FCCA CTA TEP

24 April 2026

Independent Examiner
Beak Kemmenoe Chartered Accountants
1-3 Manor Road
Chatham
Kent ME4 6AE

Statement of Financial Activities for the Year Ended 31st December 2025

	Unrestricted Funds	Designated Funds	Restricted Funds	Endowment Funds	Total Funds	Prior Year Funds
	£	£	£	£	£	£
INCOME AND ENDOWMENTS						
Donations and legacies	110,160	—	—	—	110,160	97,467
Income from charitable activities	15,113	—	—	—	15,114	12,498
Other trading activities	17,500	—	—	—	17,500	35,000
Investments	17,028	1	1	—	17,030	19,886
Other income	54,906	—	—	—	54,906	834
Total Income	**214,707**	**1**	**1**	**—**	**214,709**	165,683
EXPENDITURE ON						
Raising funds	347	—	—	—	347	4,381
Expenditure on charitable activities	188,585	8,464	11,767	—	208,816	161,823
Total Expenditure	**188,932**	**8,464**	**11,767**	—	**209,163**	166,204
Net income / (expenditure) resources before transfer	**25,775**	**(8,463)**	**(11,766)**	—	**5,546**	(521)
Transfers						
Gross transfers between funds - in	—	—	30,009	—	30,009	11,599
Gross transfers between funds - out	(30,009)	—	—	—	(30,009)	(11,599)
Other recognised gains / losses						
Gains / losses on investment assets	—	—	—	—	—	4
Gains on revaluation, fixed assets, charity's own use	10	—	—	—	10	(1)
Net movement in funds	**(4,224)**	**(8,463)**	**18,243**	—	**5,556**	(521)

Reconciliation of funds						
Total funds brought forward	**90,770**	**238,488**	**319,584**	—	**648,842**	649,364
Total funds carried forward	**86,546**	**230,025**	**337,827**	—	**654,399**	648,842

Balance Sheet at 31 December 2025

	Description	This year	Last year
Fixed assets			
	Tangible	542,719	561,606
	Total Fixed assets	**542,719**	**561,606**
Current assets			
	Debtors & Prepayments	16,128	26,500
	Cash at bank & in hand	127,179	109,089
	Total Current assets	**143,307**	**135,989**
Liabilities			
	Creditors - amounts falling due in one year	31,627	48,753
	Total Liabilities	**31,627**	**48,753**
	Net Asset surplus(deficit)	**654,399**	**648,842**
Reserves			
	Excess / (deficit) to date	5,546	(521)
	Starting balances	648,842	649,364
	Gains/(losses) on investment assets	10	(1)
	Total Reserves	**654,399**	**648,842**
Represented by funds			
	Unrestricted	86,548	90,770
	Designated	230,024	238,488
	Restricted	337,827	319,584
	Endowment	—	—
	Total	**654,399**	**648,842**

Approved by the PCC at their meeting on 19th March 2026 and signed on their behalf by Revd Nathan Ward (PCC chairman)



Notes to the Financial Statements

1 Accounting Policies

The PCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' "true and fair" provisions, together with FRS102 (2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP (FRS102)).

Assets

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from the statutory definition of "charity" by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Moveable church furnishings

These are capitalised at cost and depreciated over their useful economic life other than where insufficient cost information is available. In this case the item is not capitalised, but all items are included in the Church's inventory in any case.

Tangible fixed assets

These are capitalised if they can be used for more than one year and cost at least £1,000. They are valued at cost or else, for gifts-in-kind, at a reasonable estimate of their open market value on receipt.

No cost information is available for the curates' houses, so they are included at a cost that was considered to be representative of the fair market value when they were valued at 31 December 2001 to comply with the Charities Act. The Millennium Centre is valued at historical cost. All of the PCC's properties are being depreciated over an expected useful life of 50 years with effect from 2002.

Equipment used within the church premises is depreciated on a straight-line basis over their useful economic lives. Individual items of equipment with a purchase price of £1,000 or less are written off when the asset is acquired.

Investments

Investments quoted on a recognised stock exchange or whose value derives from them are valued at market value at the year end.

Short term deposits

These are cash held on deposit either with the CCLA or at the bank.

Fund accounting

Endowment funds are restricted funds that must be retained as trust capital either permanently or subject to a discretionary power to spend capital as income, and where the use of any income or other benefit derived from the capital may be restricted or unrestricted depending upon the purpose for which the endowment was established in the first place.

Restricted funds comprise (a) income from endowments which is to be expended only on the restricted purposes intended by the donor and (b) revenue donations or grants for a specific PCC activity intended by the donor.

Unrestricted funds are income funds which are to be spent on the general purposes of the PCC.

Designated funds are general funds set aside by the PCC for use on future projects, and which are therefore not included in its "free reserves" as disclosed in the trustees' report.

Incoming Resources

- Planned giving, collections and similar donations are recognised when received.
- Tax refunds are recognised when the incoming resource to which they relate is received.
- Grants and legacies are accounted for when the PCC is entitled to the use of the resources, their ultimate receipt is considered reasonably certain, and the amounts are readily quantifiable.
- Dividends are accounted for when declared receivable, interest as and when accrued by the payer.
- All incoming resources are accounted for gross.
- Rental income from the letting of church premises is recognised when the rental is due.
- Realised gains or losses are recognised when investments are sold. Unrealised gains or losses are accounted for on the revaluation of investments at 31 December.
- Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectible.

Resources expended

- Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding or constructive obligation on the PCC.
- The diocesan parish share expected to be paid over is accounted for when due.
- All other expenditure is generally recognised when it is incurred and is accounted for gross.

2 Analysis of income and expenditure

Donations and Legacies

	Unrestricted	Designated	Restricted	Endowment	This Year	Last Year
Gift Aid Donations	41,732	-	-	-	41,732	46,866
Other Planned Giving	-	-	-	-	-	-
Collections	383	-	-	-	383	553
Donations	22,430	-	-	-	22,430	18,160
Gift Aid Recovered	13,115	-	-	-	13,115	11,887
Legacies	5,000	-	-	-	5,000	10,000
Grants (2a)	27,500	-	-	-	27,500	10,000
Total	**110,160**	**-**	**-**	**-**	**110,160**	**97,465**

Income from Church Activities

Income from Bazaar	-	-	-	-	-	-
Income from other activities	3,333	-	-	-	3,333	1,644
PCC Fees	11,780	-	-	-	11,780	10,853
DBF Fees	-	-	-	-	-	-
Total	**15,113**	**-**	**-**	**-**	**15,113**	**12,497**

Other Trading Activities

Millennium Centre Lettings	-	-	-	-	-	-
Millennium Centre Lease	17,500	-	-	-	17,500	35,000
Total	**17,500**	**-**	**-**	**-**	**17,500**	**35,000**

Investments

Dividends & interest.	2,293	1	1	-	2,295	3,086
Rent – letting of Childscroft Rd	14,735	-	-	-	14,735	16,800
Total	**17,028**	**1**	**1**	**-**	**17,030**	**19,886**
Other Income						
Events Income	-	-	-	-	-	834
Insurance Receipts (2b)	54,906	-	-	-	54,906	-
Total	**54,906**	**-**	**-**	**-**	**54,906**	**834**
TOTAL INCOME	**214,707**	**1**	**1**	**-**	**214,709**	**165,683**

Analysis of income and expenditure (continued)

Expenditure on:

Raising funds

	Unrestricted	Designated	Restricted	Endowment	This Year	Last Year
Cost of fund-raising events	347	-	-	-	347	4,381
Millennium Centre running Costs	-	-	-	-	-	-
Total	**347**	**-**	**-**	**-**	**347**	**4,381**

Church activities

	Unrestricted	Designated	Restricted	Endowment	This Year	Last Year
Missionary & charitable giving:						
Overseas missionary societies	-	-	-	-	-	-
Tafara Link (Harare Diocese)	-	-	-	-	-	-
Relief & development Agencies	-	-	-	-	-	-
Home missions & other church societies	-	-	-	-	-	-
Sub-total	**-**	**-**	**-**	**-**	**-**	**-**
Parish Share of diocesan costs	54,220	-	-	-	54,220	49,408
Salaries & wages of parish staff	21,317	-	-	-	21,317	21,603
Working expenses of clergy	2,383	-	-	-	2,383	340
Clergy housing expenses	3,725	-	-	-	3,725	4,926
Parish training & evangelism	7,842	-	-	-	7,842	3,613
Church insurance	6,183	-	-	-	6,183	5,539
Event Expenditure	-	-	-	-	-	787
Other church running expenses	7,708	-	-	-	7,708	7,524
Depreciation of properties & Equipment	-	8,464	11,767	-	20,231	22,042
Church repairs & maintenance	12,626	-	-	-	12,626	5,486
Upkeep of services (2c)	20,157	-	-	-	20,157	9,685
Administration costs	7,574	-	-	-	7,574	7,116
Upkeep of churchyard	1,215	-	-	-	1,215	1,151
Church utility expense (2d)	27,305	-	-	-	27,305	16,410
Church fabric repairs	2,912	-	-	-	2,912	2,727
Heritage Project (2e)	13,418	-	-	-	13,418	4,253
Crypt	-	-	-	-	-	-
Total	**188,585**	**8,464**	**11,767**	**-**	**208,816**	**161,823**
TOTAL EXPENDITURE	**188,932**	**8,464**	**11,767**	**-**	**209,163**	**166,204**

3 Statement of Assets and Liabilities

Fixed Assets – Tangible Assets (3a)

	General	Designated	Restricted	Endowment	This Year	Last Year
Designated Freehold Property – cost		277,500	-	-	277,500	277,500
Designated Freehold Property - accumulated depreciation	-	(47,443)	-	-	(47,443)	(41,870)
Investment assets	24	-	-	-	24	13
Designated furniture - cost	-	89,004	-	-	89,004	89,004
Designated furniture – accumulated depreciation	-	(61,491)	-	-	(61,491)	(59,943)
Designated office equipment – cost	-	1,334	-	-	1,334	-
Designated office equipment – accumulated depreciation	-	(23,529)	-	-	(23,529)	(22,186)
Millennium Centre – Freehold Property	-	33,762	601,604	-	635,366	635,366
Millennium Centre – accumulated depreciation	-	(33,762)	(294,284)	-	(328,046)	(316,278)
Total	**24**	**235,375**	**307,320**	**-**	**542,719**	**561,606**

Current assets – Cash at bank & in hand

	General	Designated	Restricted	Endowment	This Year	Last Year
CBF Account	49,389	-	-	-	49,389	52,097
Church Repair Fund – church	-	12	-	-	12	12
Church Repair Fund – Childscroft	-	8	-	-	8	8
Heritage Fund CBF Account	-	-	23	-	23	22
Operating Account	18,500	(1334)	(3,732)	-	13,434	13,668
Petty Cash	-	-	-	-	-	-
Heritage Fund Account	-	-	32,009	-	32,009	2,000
Millennium Centre Current Account	-	-	-	-	-	-
Tied Income Account	1,185	-	31,119	-	32,304	41,282
Millennium Centre Petty Cash	-	-	-	-	-	-
Total	**69,074**	**(1,314)**	**59,419**	**-**	**127,179**	**109,089**

Current assets – Debtors

	General	Designated	Restricted	Endowment	This Year	Last Year
Income Tax Recoverable	2,844	-	-	-	2,844	3,421
General Fund Prepayments	4,518	-	-	-	4,518	3,542
General Fund Accrued Income	8,766	-	-	-	8,766	13,937
Accounts Receivable	-	-	-	-	-	6,000
Total	**16,128**	**-**	**-**	**-**	**16,128**	**26,900**

Statement of Assets & Liabilities (continued)

Liabilities – Agency Accounts

	General	Designated	Restricted	Endowment	This Year	Last Year
Agency collections	-	-	28,912	-	28,912	38,679
Total	**-**	**-**	**28,912**	**-**	**28,912**	**38,679**

Liabilities – Creditors: Amounts falling due in one year

	General	Designated	Restricted	Endowment	This Year	Last Year
General fund accruals	2,715	-	-	-	2,715	9,435
Deferred income	-	-	-	-	-	-
Creditors for goods & services	-	-	-	-	-	-
NatWest Business Card	-	-	-	-	-	81
MC – Accruals	-	-	-	-	-	558
Total	**2,715**	**-**	**-**	**-**	**2,715**	**10,074**
Grand Total	**82,511**	**234,061**	**337,827**	**-**	**654,399**	**648,842**

4 Fund Movement

	Opening Balance	Incoming resources	Outgoing resources	Transfers	Gain/Loss	Journal Entries	Closing Balance
Church Repair Fund (Designated)	613	1	—	—	—	—	614
Designated Fixed Assets (Designated)	237,874	—	8,464	-	—	—	229,410
Heritage Fund (4a) (Restricted)	2,022	1	—	30,009	—	—	32,032
St Margaret's Millennium Centre (Designated)	—	—	—	—	—	—	—
St Margaret's Millennium Centre (Restricted)	318,062	—	11,767	—	—		306,294
General Fund (Unrestricted)	90,770	214,707	188,932	30,009	10	—	86,548
None (Agency)	(500)	-					(500)
Grand Total	**648,842**	**214,709**	**209,163**	**—**	**10**	**—**	**654,399**

5 Related Trusts and Charities

The PCC has connections with the following registered charities:

1. The Friends of St Margaret is a charity whose sole purpose is to raise funds for the upkeep of the church fabric.
2. The Rainham Church Estate Charity is a Vicar and Churchwardens' trust, the income from which is available for the maintenance of the church and the churchyard.
3. Acts Six Ltd which is the trading company of the PCC.
4. The Rochester Diocesan Society and Board of Finance Charity Number 249339.
5. Hope into Action (HiA) West Kent and Medway (known as Kent and Medway Waymaker Trust), established to facilitate homes for the homeless – not currently active.

6 Prior Period Comparative SOFA

STATEMENT OF FINANCIAL ACTIVITIES FOR YEAR ENDED 31 DECEMBER 2024

	Unrestricted Funds	Designated Funds	Restricted Funds	Endowment Funds	Total Funds	Prior Year Funds
	£	£	£	£	£	£
INCOME AND ENDOWMENTS						
Donations and legacies	95,466	—	2,000	—	97,466	141,457
Income from charitable activities	12,497	—	—	—	12,497	17,461
Other trading activities	35,000	—	—	—	35,000	47,155
Investments	19,863	1	22	—	19,886	19,099
Other income	834	—	—	—	834	55,801
Total Income	**163,660**	**1**	**2,022**	—	**165,683**	280,973
EXPENDITURE ON						
Raising funds	4,380	—	—	—	4,380	74,732
Expenditure on charitable activities	139,782	10,274	11,767	—	161,823	325,174
Total Expenditure	**144,162**	**10,274**	**11,767**	—	**166,203**	399,907
Net income / (expenditure) resources before transfer	**19,498**	**(10,273)**	**(9,745)**	**—**	**(520)**	(118,933)
Transfers						
Gross transfers between funds - in	11,599	-	-	—	11,599	151,080
Gross transfers between funds - out	-	-	(11,599)	—	(11,599)	(151,080)
Other recognised gains / losses						
Gains / losses on investment assets	—	—	—	—	—	4
Gains on revaluation, fixed assets, charity's own use	(1)	—	—	—	(1)	—
Net movement in funds	**31,096**	**(10,273)**	**(21,344)**	**—**	**(521)**	(118,929)

Reconciliation of funds						
Total funds brought forward	**59,674**	**248,761**	**340,928**	**—**	**649,364**	768,293
Total funds carried forward	**90,770**	**238,488**	**319,584**	**-**	**648,842**	649,364

Detailed notes

2a. Grants received

A grant of £10,000 was received from the Church Estate Charity in 2025 to cover church maintenance, insurance and upkeep.

A further grant of £17,500 was received from the Church Estate Charity in 2025 for the Putting Rainham First War Chest.

There was also a total of £21,515 received in grants from the following funders:

Medway Council (PRF -My Heritage Place)	£4000
Medway Council (Rainham Oral History)	£4285
Medway Council (PRF Feasibility Study)	£5000
Medway Council (Ecohub)	£4300
Medway Council (Ecohub)	£3930

2b. Insurance Receipts

Insurance receipts were received from Ecclesiastical Insurance as follows:

£46031	Wall repair 2023
£8875	Drain Repairs

In 2023, a claim was refused by Ecclesiastical Insurance for the north wall repair as it was thought that the damage and subsequent collapse was due to water ingress. In 2025, during maintenance of the rainwater goods, it was found that a faulty drain had caused the damage and a successful review of the original claim paid out £46031 for the wall damage.

A further £8875 was paid out for other drain repairs required. The cost for this work is included in the expenditure on church maintenance.

2c. Upkeep of Services

There was an increase in providing literature for services and to support congregation home bible reading. The 'Daily Bread' booklets were provided to the congregation and community throughout the year and there were service booklets developed and printed for regular and special services. Subscriptions and licences saw an increase over the year, and music costs increased.

2d. Utility Costs

In July 2025, following an agreement with SSE via the Energy Ombudsman, a final settlement of £24,083.35 was paid. £8500 was set aside towards this bill in the 2024 accounts.

Contracts for both gas and electricity were transferred to alternative suppliers in 2025. The electricity contract was transferred to British Gas, and the gas contract was transferred to 100Green. Both contracts are in line with the PCC sustainability policy.

2e. Heritage Project

The cost associated with the Putting Rainham First heritage project can be broken down into 2 categories – costs against agreed budget and PRF War Chest expenditure.

For 2025, the costs against budget were £8430 and the costs of expenditure from the PRF War Chest were £4988.

3a. Fixed Assets

	Freehold Property Restricted £	Freehold Property Designated £	Fixtures Designated £	Office Equipment Designated £	Totals £
COST					
At 1 January 2025	601,604	277,500	122,766	25,191	1,027,061
Additions				1,334	
DEPRECIATION					
At 1 January 2025	282,516	37,552	121,218	24,182	465,468
Charge for the year	11,767	5,573	1,548	1,343	20,231
At 31 December 2025	294,283	43,125	122,766	25,525	485,699
NET BOOK VALUE					
At 1 January 2025	**319,086**	**239,948**	**1,548**	**1,009**	**561,593**
At 31 December 2025	**307,320**	**234,375**	**0**	**1,000**	**542,695**

St Margaret's Millennium Centre is a restricted freehold property, whilst the designated property (minister's house) is located at 60 Childscroft Road.

The Millennium Centre is valued at historical cost. The Childscroft Road property is included at the valuation provided by the PCC of £60,000 for our previous 40% holding of the property plus our purchase of the remaining 60% from the Diocese for £217,500 in 2022.

This was considered to be representative of the fair market value when it was valued at 31 December 2001 to comply with the Charities Act.

Investment Assets

The church was donated 14 Centrica shares. The price per share at 31/12/2025 was £1.6955, giving a total value of £23.74.

4a. Fund Movement

Once established, the Putting Rainham First 'war chest' was transferred to the Heritage bank account and underlying fund. The Fund Movement Summary shows a transfer of £30,009 from the General fund (Unrestricted) to the Heritage fund (Restricted).