THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ALL SAINTS WEST DULWICH

Charity Registration No 1137041

One in Worship
Open in Faith
Outward in Community

Annual Report & Financial Statements
31 December 2025

THE PAROCHIAL CHURCH COUNCIL OF ALL SAINTS WEST DULWICH

Report and Financial Statements 2025
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Legal and Administrative Information
For the year ended 31 December 2025

Charity Name	Parochial Church Council of All Saints' Church, West Dulwich	
Principal Address	Lovelace Road, London, SE21 8JY	
Charity Registration	Charity No 1137041	
Governing Document	Parochial Church Council Powers Measure (1956) as amended and Church Representation Rules.	
Objectives	Promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.	
Members of the PCC	The members of the PCC who served during the year or who were serving up to the date of the approval of this report were:	
Ex Officio		
Clergy	Revd Caroline Bailey	Incumbent (Appointed 8 July 2025)
Readers	Eleanor Beamond-Pepler	(Resigned 16 September 2025)
	Robin Yates	(Resigned 16 June 2026)
Churchwardens	Julian Greene	(Retired 10 May 2026)
	Angie Sharma	(Retired 11 May 2025)
	William Birch	(Elected 11 May 2025)
	Harvey Eagles	(Elected 10 May 2026)
Deanery Synod Representatives	Eleanor Beamond-Pepler	(Resigned 18 September 2025)
	Jeremy Baker	(Resigned 14 April 2026) (PCC Secretary 5 June 2024-16 September 2025)
	Kenneth Awoonor-Renner	
	Moira Roberts	(Commissioned Pastoral Lay Minister)
Elected members	Stuart Beadnall	(Stewardship Officer)
	William Birch	(Resigned 11 May 2025)
	Isobel Clarke	
	Alex Dimopoulos	(Elected 20 May 2024, resigned 11 May 2025)
	Harvey Eagles	(Resigned 10 May 2026)
	Elizabeth Flood	(Deputy Chair) (PCC Secretary from 16 September 2025)
	Carole Glasson	
	Rebecca Hickey	
	Richard Keagan-Bull	
	Nicholas Mitchell	(Retired 11 May 2025)
	Carol Penrose	(Elected 10 May 2026)
	Sara Jane Spratt	
	Rebecca Wilkie	(Elected 10 May 2026)
Co-opted members		
Treasurer	Simon Lewcock	
Lay Pastoral Assistant	Valerie Sheridan	(Appointed 5 June 2025)
Key Management Personnel	Those in charge of planning, directing, controlling, running and operating the Charity, including those who are the senior management personnel to whom the trustees have delegated significant authority or responsibility in the day-to-day running of the charity during the interregnum, are the members of the Standing Committee: the Churchwardens, Vice Chair, Secretary, Treasurer and Lay Pastoral Assistant). Since July 2025, the Vicar has been ex officio Chair of Standing Committee.	

Legal and Administrative Information
For the year ended 31 December 2025

Staff and contractors employed by the Church	Amanda Wright	Communications & Building Administrator
	Simon Lewcock	Treasurer
	Zorah Baig	Office & Events Manager
	Denise Crawford	Lead Community Worker (Rosendale Community Engagement Drop-in Clubs)
	Sue Steed	Community Worker (Rosendale Community Engagement Drop-in Clubs)
	Team of caretaking assistants and cleaners	
Bankers	**NatWest** Streatham (A) Branch 54 Streatham High Road London SW16 1BZ	
	Charity Aid Foundation	
Independent Examiner	**John Helm ACA** Tandem Accounting Ltd 17 Heathville Road London N19 3AL	
Quinquennial Inspector	**Jon Bolter** Rees Bolter Architects 5B Canonbury Yard 190a New North Road London N1 7BJ	

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

The Parochial Church Council of All Saints West Dulwich ("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)). The legal and administrative information set out earlier in this document forms part of this report.

1. Structure. Governance & Management

1.1 Trustees
The Trustees of the Charity are the members of the Parochial Church Council (PCC) of All Saints West Dulwich.

The Parochial Church Council (PCC)
All Saints West Dulwich is a Church of England parish within the Diocese of Southwark, and the PCC acts with the Vicar as the governing body. The PCC is mindful of the Charity Commission's guidance on public benefit in 'The Advancement of Religion for the Public Benefit' and follows this guidance in administering the Parish.

The PCC's activities include:

- Regular public worship open to all
- Providing sacred space for personal prayer and reflection
- Pastoral work, including supporting the sick and bereaved
- Christian teaching through sermons, courses, and study groups
- Promoting Christian values and encouraging service in the wider community
- Facilitating community use of the church by local organisations

The PCC is responsible for all matters of general importance to the Parish, including the parochial budget and expenditure, the care and maintenance of the church fabric, and any matters referred to it under the Constitution. It serves as the primary channel of communication between parishioners and the Diocesan Bishop. The PCC also oversees safeguarding and complies fully with the House of Bishops' guidance on protecting children and vulnerable adults, in accordance with section 5 of the Safeguarding and Clergy Discipline Measure 2016.

The appointment of PCC members follows the Church Representation Rules. At All Saints, the PCC consists of the Vicar (ex-officio Chair), licensed clergy, two Churchwardens (elected at the Annual Vestry Meeting), any licensed Reader, lay members of the Deanery Synod, and up to twelve lay members elected for a three-year term at the APCM (based on an Electoral Roll of 101–200 up to 11 May 2025). Members of the congregation aged 16 or over are encouraged to join the Electoral Roll and stand for election to the PCC.

The PCC has also used its authority to co-opt two additional members. New members are inducted by the Council.

During 2025 the PCC met nine times, with average attendance of 72%. It conducted the business of the Parish and received reports from the Finance and Business Committees, the Safeguarding Officers, and Deanery Synod representatives.

The Standing Committee is the 'executive' of the PCC. Its members are the Vicar, the Deputy Chair of the PCC, the Church Wardens, the Treasurer and Secretary of the PCC and another PCC member , currently the Pastoral Assistant. The Standing Committee has power to transact all the business of the PCC between meetings if necessary. More generally, the Standing Committee is responsible for ensuring that the PCC is able to discuss and to take decisions in an informed and efficient manner. It prepares for meetings of the PCC, discussing priorities, drafting the agenda, arranging for the distribution of papers and commissioning any reports needed. It also ensures that the PCC's decisions are followed up.

Risk Management
Risk assessments and reporting procedures are kept up-to-date and adhered to.

The regulations also require the PCC to check the proper maintenance of all gas appliances, electrical installations and fire extinguishers, to make sure that all certificates are current, and to check that necessary performance licences are kept up to date. The records are subject to review by the Archdeacon during his Annual Visitation. An insurance survey

was carried out in 2025 to ensure that the PCC was adhering to their requirements for keeping the buildings properly maintained and safe.

Safeguarding
There is a safeguarding team which meets and reports to the PCC. The members have all undertaken the safeguarding leadership training provided by Southwark diocese. Reports from the Safeguarding team are a standing item on the PCC agenda. All DBS checks and training are regularly audited for compliance, with reminders sent to those who need to renew or refresh them. The policies and procedures are reviewed and approved annually by the PCC in the autumn.

Safeguarding is regularly promoted through notices, sermons and conversations, and it is made clear that safeguarding is the responsibility of everyone who attends church or any activities on the church premises.

In 2025 we held a parish safeguarding audit, which was completed in March. The parish uses the Diocese's Safeguarding Dashboard, an online system that gives assurance to parishes that they are complying with statutory requirements and Church of England policies, and, in the event of any failure in compliance, it explains what actions need to be taken.

Regarding the PCC's obligations to safeguard children and vulnerable adults, the members of the PCC confirm that they have complied with their duties under section 5 of the Safeguarding and Clergy Discipline Measure 2016.

Quinquennial inspections
The last quinquennial inspection was undertaken in November 2021. The main observation was that the church building needs urgent attention to certain areas. Recommendations were made to address other areas during the next 12 – 24 months and within the next five years.

We wish to put upon record our thanks to the staff of the church, who make a huge contribution to everything we do, caring for the building and preparing it for worship, our other activities of Mission and Ministry and for community use.

2. Activities & Strategies

Worship
The principal weekly service is a Parish Eucharist (Common Worship) on Sunday at 10.00 am, which is also available on our YouTube channel.

A further service of Holy Communion, using the Book of Common Prayer, is held twice a month on Sundays at 8.00 am. On Sunday evenings, there are twice monthly Evensong services and monthly Taizé services and services of Evening Prayer in the Iona tradition. Choral Evensong is held on Festivals and special occasions. Morning and Evening Prayer are said on four mornings a week and are accessible online.

All Age Eucharists are held monthly, often to coincide with festivals such as Harvest Thanksgiving, Christmas, Epiphany, Candlemas and Easter, with younger members of the congregation encouraged to participate in welcoming the congregation, reading the lesson and interacting with the sermons. The uniformed organisations attend the Mothering Sunday and Remembrance Sunday services, and held their own Christingle service in December. We hope that the uniformed groups may become involved in more services.

We held a full programme of services for Easter and Christmas, including the all-night watch on Maundy Thursday and the Easter Vigil service at 7.00 am on Easter Day, and the Advent Carol, Christmas Carol, Crib and Epiphany Carol services. Occasions such as Prisons Week, Christian Aid Week and Mental Health Day were marked through sermons and special intercessions. In March we held a special service on the fifth anniversary of the first Covid lockdown to remember and reflect on the impact of the pandemic on those made seriously ill, the bereaved, the medical staff and those involved in providing services such as care for the elderly and those with disabilities, and schooling.

The highlight of the year was the service of Collation and Induction for our new Vicar, the Revd Caroline Bailey, in July. It was a joyful event, followed by refreshments, and was attended by representatives of the wider community.

We held a special Pets Service in September which attracted several people who do not normally attend church.

Beginning in March 2022, following the invasion of Ukraine by Russian forces, ASWD has held a weekly service of Prayer for Peace in Ukraine and the World. This is a short, informal service, led by participants, centring on a period of silent prayer. We hold a special Eucharist each February on the Monday nearest to the anniversary of the 2022 invasion. In 2025 this service was well attended, including by a significant number of Ukrainian refugees, their hosts, neighbours and supporters.

We would like to thank all who have contributed to the conduct of our worship: the Revd Caroline Bailey and the Revd Cathy Wiles, our Assistant Priest, all the visiting clergy who supported us during the Vacancy, the Revd Steve Penrose, Robin Yates and Eleanor Beamond-Pepler, our Readers, our Commissioned Pastoral Lay Minister, those who have led our services of Morning and Evening Prayer, Charles Ray, our Sacristan, and the teams of Servers, readers, intercessors, Communion administrants and welcomers.

We would also like to thank those who have helped to support us in our prayer lives outside services, in particular the team who produce the weekly Prayer Matters sheet. Special thanks are due to those who provide and serve refreshments after services. This provides an important opportunity to show hospitality and welcome to both newcomers/visitors and longer-term members of the congregation. We also thank those who enhance the beauty of the church by providing and arranging flowers throughout the year.

Music

Music is a very important part of our worship: it truly supports and enhances our services, and the church's musical reputation attracts people from outside the normal congregation to attend festival services as well as special performances.

Led by our tremendously enthusiastic and inspirational Director of Music, Ruth Holton, our Choir has had a busy year at All Saints, including our juniors – currently all pupils at Rosendale School - who are supported by their loyal parents. In July Revd Caroline's Induction Service included the Anthem 'How lovely are thy dwellings' by Brahms. There have been several funerals and memorial services at which the Choir has had the opportunity to sing some glorious repertoire, notably the final chorus from Bach's St John Passion, and 'Bogoroditse Djevo' (Rachmaninov Vespers). Our Advent Carol Service had some particularly special music, including movements from Cantata 140 by Bach and 'See. See the Word is incarnate' by Orlando Gibbons, marking the 400th anniversary of his death.

A small group of singers made a return visit to HMP Wandsworth to sing to and with the prisoners. It was heartwarming to share some well-known Christmas carols with the men.

The Junior Choir went to St Paul's Cathedral in May, where they were given a private tour of the building, including the Whispering Gallery and a walk on the roof. They were privileged to listen to the Cathedral Choir practice followed by Choral Evensong. It was a memorable day for all, both uplifting and entertaining.

We are very grateful to all the members of our Choirs, many of whom have served faithfully for many years and are deeply committed to enhancing the beauty of our worship. Our Organ Student, Bronwen, often plays Voluntary pieces before Sunday morning service and hymns at choir practice. We are very grateful to our Assistant Organist, Alan Littell, who regularly plays and directs services. Thanks are also due to Sally Zimmermann, Tim Barratt and Norman Harper for their help over the year, and the stalwart Friday evening Junior Choir helpers Becky, Carol, Claire, Harvey and Nicky. We are also really grateful to Julia Chantry, who regularly supplies our musicians with refreshments before services. And as ever we owe a huge debt of gratitude to Ruth Holton for her passion and commitment to our music-making.

Mission and Ministry

We are affiliated to Inclusive Church and are strongly committed to welcoming and celebrating every person irrespective of race, gender, age, sexual orientation, disability, mental health, neurodiversity, income or social background.

L'Arche London

All Saints has very strong links with L'Arche London, a community based in West Norwood and consisting of about 100 people, of whom 32 have learning disabilities. Members of the congregation have personal links with L'Arche in a variety of ways – from helping with its faith life to being part of the social circle of individual members of L'Arche. This has enabled

members of L'Arche to feel welcomed and included in the life of All Saints, and the life of All Saints has been immeasurably enriched by its association with L'Arche.

Several members with learning disabilities are accompanied to All Saints by members of the congregation or L'Arche assistants and are active participants in the services, as servers and welcomers and helping to take up the collection, as well as attending social events. Our clergy regularly visit the L'Arche community to celebrate Eucharists, alternating with Catholic Eucharists.

Outreach to under-represented parts of the parish
Establishing relationships with those currently wary of the church takes a long time, but the Ministry Team have continued to develop links. The Vicar has visited the older people's clubs on the Peabody Estates in the parish (see below) and seeks to familiarise residents with the presence of the parish church and clergy and demonstrate that both are accessible.

A short Armistice Day service was held on one of the estates in 2025. It is hoped there will be further events in 2026.

Teaching and learning
Children and Young People
We have a small team of Junior Church leaders, overseen by a Commissioned Pastoral Lay Minister.

Children at All Saints are very much made to feel welcome. An area of the nave is furnished for young children and provided with books and colouring activities, if families wish to use it during the service. We also have a baby room available at the rear of the church, where the service can still be heard.

Junior church meets on most Sundays in term times during the 10 am service, but not during the All-Age Services on the first Sunday of the month and special festivals, when the children remain with the rest of the congregation and may read the Lessons, lead the Intercessions and actively engage in the All Age talks.

Junior Church consists of one group with ages ranging from pre-school to 13 years old, with additional activities set aside for younger children and babies. The themes covered recently include the Lord's Prayer, Praying and Parables. The sessions almost always include craft activities. Sometimes the results of the craft activity are displayed on the large Junior Church board in the nave of the church.

All current and new families are kept up-to-date with everything that is going on via our website, a weekly Mailchimp and a family WhatsApp group. All have been really valuable, not only for information but for support. We also have a monthly children and young families meeting of the leaders, Director of Music and Vicar to plan and discuss future services and events.

We have had a good programme of events. We continued with our traditional Good Friday workshop and in November we celebrated All Saints Day with a Messy Saints Party. Our Nativity Play is an annual highlight which brings the children and adults to perform together. The play is performed at our Crib and Christmas Morning Services.

Junior Church has continued to focus on charities supported by ASWD and issues of social justice and climate change. Along with the Scouts, the children held a sleepover in church in October raising money for the Robes Project (a winter shelter for homeless people). The children have made great connections with The Spafford Center in East Jerusalem, by sending pictures and messages to the children there.

On Friday mornings, we offer a group for babies and toddlers and their parents and carers, smAll Saints. The service includes ringing the bell, telling Bible stories, singing and prayers, followed by crafts, toys and refreshments. Children attending Partou Nursery, an independent nursery that hires rooms in the church crypt, have attended a couple of the sessions. Parents and carers have a chance to share the refreshments and socialise with one another and with the small but enthusiastic team of helpers.

During Advent smAll Saints launch the Posada, with its own knitted version of Mary, Joseph and donkey (made by our Knit & Natter group) travelling from household to household around our parish, accompanied by a flock of knitted sheep. (The children who host Mary and Joseph may keep one of the sheep, if they wish.)

SmAll Saints has been in existence for many years and has been a successful fresh expression of church and community outreach. Weekly attendance has been smaller since the Pandemic, but following a flyer drop we are seeing greater numbers attending.

A group of volunteers runs sessions with the local primary schools – Rosendale, Oakfield and Rosemead – to support the requirements of the religious education syllabus. Over 500 children have been involved in these visits. We have also visited nursery and reception classes at Rosendale Primary School. The schools often hold their Christmas and end of the school year assemblies at the church.

Leadership of different aspects of our work with young people is shared: Moira Roberts is responsible for Junior Church, Becky Hickey for smAll Saints, Claire Wilson for relationships with baptismal families and Edwina Nummey for the links with schools. We would like to thank all of these and the other members of our small but dedicated team of Junior Church and smAll Saints leaders for their hard work and devotion in supporting young people in their growth in faith.

Adults

In October 2025, we held a drop-in event for Baby Loss Awareness Week. This gave an opportunity for the local community to light a candle and spend time in our beautiful Lady Chapel in quiet reflection and remembrance of babies and pregnancies tragically lost too soon.

During the course of 2025 we held three sets of discussions based on literature and film. In Lent we discussed a book on meditating on the Psalms and, to mark Black and Asian History Month, we discussed books on this theme. In Advent we reflected on Scripture and seasonal themes inspired by a film version of 'A Christmas Carol'.

A walking group has been instigated at All Saints run by Harvey Eagles. These walks provide an opportunity to explore our locality and to get to know one another better, and are open to all. The simple idea is to walk, talk, enjoy our environment and have refreshments together. The first such walk took place in January 2026.

Wider Community Activities

Regular Groups

There are very few buildings in the parish in which community groups can meet, so the church has played an important role in providing a meeting place for the community as a whole. Concerts, exercise groups, the meetings of uniformed organisations and meetings of the Men's Group and other social events have taken place. We have resumed our very popular jumble sales.

Knit and Natter, a very committed and supportive group drawing membership from inside and well outside the congregation, continues to meet every Wednesday afternoon under Jan Dudding's hospitable care.

Once a month, on Thursday afternoons, Norma Prior hosts 'Tea, Cake and Poetry', open to anyone who wishes to drop in to share poems and good conversation, as well as refreshments. Many of those attending are not regular members of the congregation.

Our Director of Music leads a very successful occasional informal singing session for children, which meets on Friday afternoons. Sing4FRIDAY allows children the opportunity to sing simply for pleasure, but at least some of them have been inspired to join the Junior Choir.

Bereavement Course

The 'Bereavement Journey' course (https://www.ataloss.org) was made available on one occasion during the year, commencing in November. It was advertised on church notice boards, the website and in Notices, as well as externally at local GP practices, chemists and online by Ataloss.org. The course is registered, and a licence obtained from Ataloss.org for use of materials as an annual requirement at the seven weekly sessions. The charge of £25 for individuals undertaking the course was withdrawn this year, so as not to dissuade those who could not afford it. Refreshments to attendees each week are provided by facilitators and paid for by the church. Guest manuals costing £5 are charged to individuals. Sophie Milner and Valerie Sheridan facilitate the sessions and participate as group members. There were four attendees on the course, who worked well together and supported one another.

The programme offers a final, optional session on faith to support the spiritual impact of bereavement from a Christian perspective. The main material is without faith content, making The Bereavement Journey suitable for everyone. All four participants chose to attend the optional session at the end of the course, which included quiet reflection by candlelight with the Reverend Caroline in attendance. Evaluations have been positive, and some members have met up outside of the course. A trained counsellor is available to facilitators through ataloss.org, should they need further support. The course is well-established throughout the UK, being offered in over 560 locations in January 2026.

Community-based events

A Christmas lunch was provided shortly before Christmas. Senior members of the congregation and Knit and Natter attendees were invited as usual. In addition, this year's invitations were extended to members of the older people's clubs on the Peabody Estates, so more of the local community were included. Tables were set up in the main body of the church to accommodate 51 diners, including helpers. Many thanks to the team of volunteers, who set up, served, and cleared away afterwards, as well as those who provided dishes and prepared food. Thanks also to those who provided entertainment: Tim Barratt, Ruth Holton and Nicky Mitchell provided a mix of well-known musical pieces on the piano and sang. Edmund Spriggs and Nigel Hague also made musical contributions and the entertainment added much to the relaxed and festive atmosphere.

The Tulip Café is run by Home Instead Limited (an organisation that specialises in home care for the elderly) and two members of the congregation serve as volunteers for this weekly drop-in for people over 65 years old and their carers. Set up some two years ago, it continues to thrive with more than 20 attendees. Hot drinks and biscuits, as well as a sandwich and fruit lunch are provided and there is immersive entertainment each week, including singing, poetry, art and some physical exercise. During the summer, there was a visit by two Chelsea Pensioners with a presentation on their service and accommodation. Mayor Garden of Lambeth came to meet and talk with several members and expressed his support for the initiative.

A very popular community event is the annual Community Carols in December. Tables are laid out in the nave, coffee, mulled wine and mince pies are served, and members of the choir lead everyone in well-known Christmas carols. Neighbours, families and friends group round tables and enjoy a relaxed break from Christmas preparations and other worries.

We hold a popular Ghillies Ball each January and are very grateful to Hilary and Christopher Putt and their team for their hard work in organising it.

We are keen that our beautiful building should be a resource for the arts. We continue to participate in the Dulwich Festival in May, providing an inspiring, light-drenched venue for the display of artwork. We also provide a venue for rehearsals and performances by local orchestras and choirs, as well as holding our own Sunday evening recitals.

During May 2025 an 'Inside Art Exhibition' took place as part of the Dulwich Festival Artists Open House. The exhibition included pictures, sculptures, masks and quilts made by prisoners at HMP Wandsworth in collaboration with the Prison Chaplaincy, HMP Wandsworth Art Class, HMP Wandsworth Mental Health Team and Fine Cell – a charity and social enterprise group offering high-quality needlework skills, training and paid work to help prisoners build meaningful, independent crime-free lives. Over the course of the two weekends of the Festival approximately 260 people visited All Saints Church. A stall selling Fine Cell items made by prisoners raised over £1800. Many people were visiting the church for the first time and were interested to find out more about the history of All Saints West Dulwich. This has led to the development of the 2026 exhibition which will feature information about ASWD's past, present and future.

Our Sunday evening recitals have continued to raise funds for the Timothy Penrose Music Fund. Concerts have been given by the Sonnet Wind Quintet, Izy Cheesman (oboe) and Stephen Bryany (violin). Another musical highlight of the year was the Parish Social evening in May, which included some close harmony singing from our male voice choir, duets ranging from 'Let's call the whole thing off' to Delibes' Flower Duet, and a singalong with piano accompaniment.

In relation to the wider local community, we took part in the Spring and Christmas Love West Dulwich Fairs, at each of which we ran a stall promoting the church and providing activities for children. Both provided good opportunities to connect with the community. Our Commissioned Pastoral Lay Minister, Moira, organised and led the teams, and we are very grateful to them all for their work.

Social Action
The Social Justice group aims to facilitate effective engagement with the charities we support and to try to promote social justice. In order to achieve this, the group devises an annual timetable to ensure that each cause is the focus of attention for a while. This enables us to understand the charity's work and its current needs better. The Social Justice group has also encouraged relational support of causes rather than just giving money. Members of the congregation have benefitted greatly through cooking meals for Robes, volunteering at the Foodbank or helping to support people from L'Arche. We are enriched by these activities and want to find ways of growing our involvement.

ASWD continues to support the *local Foodbank*. Members of ASWD help in a number of ways: bringing personal donations of food to the church, delivering them to the warehouse and distributing them to recipients. In 2025 the Foodbank moved its warehouse from the church of St Margaret the Queen in Streatham to new premises on the site of St Martin in the Fields School. The Social Justice group wondered how we might develop our engagement with the Foodbank. A community hub has opened there on Mondays and we volunteer some support. We are aware that there are now Foodbank apps and other means of support that are probably more efficient than church collections. However, we plan to continue these collections as they serve a very important purpose of enabling everyone to give something and they help to publicise the Foodbank – we seem to receive donations at concerts and community events as well as at church services.

For several years, ASWD has taken part in the *Robes Project*, a charity that works with a coalition of churches to provide for homeless people by cooking and serving supper and breakfasts and being overnight hosts during the winter months. ASWD works alongside St Luke's West Norwood, one of the overnight shelters. The project aims not only to provide immediate shelter and food but also to assist participants to access long-term accommodation, employment and benefits. ASWD organised teams to provide evening meals for the guests in February 2025, while Moira Roberts was an overnight volunteer. As mentioned above, members of the Junior Church and Choir held a sleepover in church to raise money for Robes in October.

In relation to fundraising, the Crib Service and the Brownies' Christingle service raised money for the Children's Society. For Christian Aid week, ASWD contributed to the charity through a mixture of house-to-house collections, money given in church, online giving and donations made at the Love West Dulwich Fair. Our Harvest lunch was also held in aid of Christian Aid.

Rosendale Community Engagement (RCE)
In 2024, the local community organisation known as 4ALL was wound up, It had run a number of activities focused primarily on the Peabody Estates, including two weekly drop-in clubs for coffee and a chat for people aged over 50, and Sing4All, a community choir for (predominantly) older people, led by ASWD's Director of Music. The PCC decided to try to sustain this valuable community initiative after 4ALL ceased to exist.

Rosendale Community Engagement (RCE) was established in January 2025 as a subcommittee of the PCC to manage and raise funds for the two older people's clubs and Sing4All community choir. Its Management Committee manages day-to-day activities under the PCC's oversight and delegated authority. The PCC retains ultimate responsibility for these activities, including their finances, contractual commitments and employment of staff. RCE's transactions, assets and liabilities, including its separately operated bank account, are included in the PCC's financial statements. An MOU agreed in October 2026 formally records these arrangements, which operated during 2025.

Grants were initially obtained from Brockwell Live and Norwood Forum. In the Autumn of 2025 RCE received significant funding from the National Lottery Community Fund to be spent over the next two years. Many thanks to Alison Watt-Cooper and Denise Crawford who worked on this bid.

The older people's clubs have gone from strength to strength, having 38 members by early 2026. The average attendance is 16 on a Monday when a cold lunch is provided in the hall on the Lower Peabody Estate and 11 at the Wednesday coffee morning on the Upper Peabody Estate. Sing4All has a membership of 44 with 32 people regularly attending and the average weekly attendance is 20.

The coffee and luncheon clubs aim to provide somewhere for local people to meet and experience friendship, laughter, fun and community. Each week there are board games, cards, table tennis (if wanted) and lots of chat. Special activities

such as wreath making, card making, puzzles and poppy making have occurred at the appropriate times of the year. There has also been a talk by Norwood Fire Fighters on safety awareness and recently a First Aid course was run for those who wanted to attend. There have been outings to places such as St Martin's in the Fields for a Frank Sinatra night and Music from the Musicals and visits to the La-Di Da Club in Hove. Thanks to Denise Crawford and Sue Steed who run the clubs.

Sing4All meets on a Tuesday afternoon in the hall on the Lower Peabody Estate and is now in its 13th year. They sing a wide repertoire of songs from Broadway to folk songs and finish with tea and biscuits. This also provides fun and community to local people and music is known to be beneficial to those not always in the best of health. Thanks to Ruth Holton who provides the music and to Val Anderson, Jan Dick and Sally Howard who volunteer to do everything else.

The Board has put a lot of effort into publicising the clubs over the last year and links with the Peabody Estate and church have much improved. Members from the clubs attended the Community Carols at ASWD where Sing4ALL and the RCE Committee ran stalls. Members also came to the Christmas lunch at the church. At the Christmas party, the Reverend Caroline, our Vicar, told the Nativity story before the musical entertainment.

Finally, our thanks are due to the members of the Board who have made this venture possible – Carole Glasson (Chair), Alison Watt-Cooper. Sara Jane Spratt, Becky Hickey, Nicky Mitchell and Jan Dick.

Accounts
In the last few Annual Reports we have commented briefly on the challenges of high energy prices and the costs of repairing a listed building and of updating systems (lighting, heating, etc) that are now nearly 20 years old. The PCC has pursued ways of reducing bills for services (renewing systems to increase efficiency, changing suppliers, and so on) and, as the Church Wardens' Fabric Report below shows, is seeking to prioritise and systematically repair or upgrade the building and systems.

The Reports have also noted delays in the laying of accounts. At the time of writing, the 2023 and 2024 accounts have been laid with the Charity Commission, and these accounts will be laid in 2026. We are very grateful to the Treasurer, Simon Lewcock, for his hard work in dealing with this issue.

Church Wardens' Fabric Report

During the past year, attention has been focused on drainage, safety systems, and essential maintenance to ensure the building remains functional and safe for all users.

Expenditure on the fabric of the church is outlined below, together with key areas of work undertaken this year and priorities for the year ahead.

Major expenditure in 2025
Drainage improvements (South Path)
Work has been carried out to address persistent flooding issues along the South Path.

- A displaced sewage pipe was identified, which had been causing discharge into the nursery play area. This has now been repaired.
- Flooding near the vicarage gate was also addressed. Drainage has been adjusted to improve water flow during periods of heavy rainfall.

Tree and hedge reduction
The oak tree at the east end of the South Path, on the boundary between the church and the vicarage, was identified by the Diocesan Surveyor as likely to be causing the cracking of the concrete slab in the garage of the vicarage and some movement in the walls above.

Whilst removing the tree was considered, we opted for a phased approach, reducing the tree by 30 percent. This was to reduce the risk of heave affecting the east end of the church. In conjunction with the Diocesan Surveyor's Office, we will continue to monitor the effect of this on both the vicarage and the east end of the church. We may remove this tree completely in the next few years. The ivy surrounding the tree was also cut back.

The hedge along the south boundary of the vicarage and 1 Lovelace Road has been reduced along its entire length.

Lift Repairs
The lift required significant maintenance during the year:

- Brick dust had accumulated within the machinery and the hydraulic system required draining down and refilling.
- A new autodialler has been installed, improving safety by enabling users to call for assistance in the event of a breakdown.

Looking ahead, the lift control panel is nearing the end of its serviceable life and will likely require replacement.

Lightning Protection
The lightning protection system has been restored, ensuring compliance with our insurance policies and improved safety for the building.

Main Door Accessibility
Accessibility at the main entrance has now been reinstated.

- The external access call button has been repaired and is fully functional.
- Visitors can now gain entry via the main door (when secured on the lower lock) by using the call system and being admitted remotely from the office or the kitchen.

The improvement significantly enhances access for wheelchair users and others attending downstairs meetings.

The year ahead
Cracked glazed panels (Crypt Hall and Choir Stairs)
After an extended period of investigation into the cause of damage, exploration of insurance options and identification of proposed contractors, we are now in a position to proceed with replacement of all affected panels.

The cracking – affecting multiple sides of each panel in the Crypt Hall – has been a longstanding concern, and this work is now a priority.

Lighting
Lighting across the building continues to present challenges due to:

- The age and accessibility of fittings
- The obsolescence of certain lamps, some of which are no longer permitted and are difficult to source.

We are intending to appoint electrical contractors to assess the current system and recommend practical improvements in the near future. This will likely involve the replacement of some of the fittings with modern low energy equivalents.

Exterior Fabric Repairs
A number of external repairs have been identified and will require attention. They include:

- Repairs to at least one downpipe
- Brickwork repairs to the retaining wall next to the external staircase at the west end
- The wall along the nursery entrance path
- Maintenance to the gutter above the Hilda Room
- Repairs to the main brickwork of the church, including repointing and work to brick facings.

Much of this work is at high level and has required time to identify a suitable contractor. We are now hoping to begin discussions on a phased programme of work in the near future.

Flooring
Repairs are required to flooring at the South Path door and within the nursery area. These will be addressed as part of ongoing maintenance planning.

We would like to express our thanks to all those who have contributed to the care and upkeep of the building over the past year and particularly for all Amanda's hard work in managing this.

4. Financial Review

The PCC's principal sources of income were congregational giving, including Gift Aid, legacies and income from hiring the church's premises.

2025 was a positive year financially for the Church with a substantial surplus and a stronger financial position. This provides a sound basis for sustaining the Church's ministry and community activities and planning future investment in the building and its ageing systems and equipment.

Donations and Gift Aid totalled £108,177 (2024: £106,087), while hall and equipment hire and associated service charges generated £198,422 (2024: £236,089).

The largest individual item of expenditure was the £93,150 contribution to Southwark Diocese (2024: £90,000), supporting ministry across the diocese. Other significant costs included staffing, church activities and the maintenance and operation of the building.

4.1 Financial Activity and Financial Position

Total income was £400,335 (2024: £365,552) and total expenditure was £266,597 (2024: £247,148), resulting in a surplus of £133,738 (2024: £118,404). Total funds consequently increased to £572,936 at 31 December 2025 (2024: £439,198).

Cash at bank and in hand totalled £481,395 (2024: £327,501), comprising £454,686 attributable to unrestricted funds, including designated funds (2024: £325,445), and £26,709 attributable to restricted funds (2024: £2,056).

The Church's funds comprise general unrestricted funds, the designated Fabric Fund and restricted funds. The Fabric Fund of £187,172 (2024: £187,172) has been set aside by the PCC for the refurbishment and redevelopment of the building and its environs. Restricted funds may only be used for the purposes specified by donors or for which they were raised. Movements in restricted and unrestricted funds are detailed in notes 8 and 9 respectively.

The Church's free reserves and the PCC's plans for retaining and applying them are explained in the reserves policy below.

4.2 Reserves Policy

The PCC policy is to retain 4 months of expenditure as "free reserves" to enable it to meet its ongoing obligations and to provide a buffer against unforeseen expenditure or short-term income volatility. In setting this policy, the PCC has considered its regular operating costs, known financial risks, and the timing differences between income receipts and expenditure. At 31 December 2025 the church had net free reserves of £338,703 (2024: £227,225) as follows:

	2025 £	2024 £
Total reserves	**572,936**	**439,198**
Less: restricted funds	(26,709)	(2,056)
Less: tangible fixed assets	(16,752)	(19,145)
Less: fixed asset investments	(3,600)	(3,600)
Less: designated funds	(187,172)	(187,172)
Free reserves	**338,703**	**227,225**
Free reserves requirement:		
4 month's budgeted routine unrestricted expenditure	103,000	103,000
Free reserves requirement	**103,000**	**103,000**

Free reserves of £338,703 exceeded the minimum target of £103,000. The PCC considers this level adequate to support the continuing operation of the parish and provide flexibility in managing cash flow and future commitments.

5. Plans for Future Periods

All Saints will continue with its work of current worship services and mission within the parish, which we hope will include further outreach amongst young people and local community groups such as the Over 50's Club and Tulip Café.

Financially we will need to overhaul some of the building systems such as I.T. and lighting as these are over 20 years old. All Saints supports several charities including The Spafford Children's Center and L'Arche.

All Saints is very proud of its sacred music tradition, hosting piano and organ recitals, orchestras and a community choir; we look forward to those continuing in the future.

Finally, we will be developing our Mission Action Plan of One in Worship, Open in Faith, Outward in Community.

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.

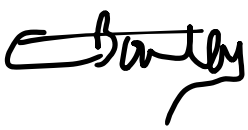
The PCC is responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enables them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and 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 30th October 2026 and signed on its behalf by:



Elizabeth Flood
Lay Chair



Revd Caroline Bailey
Vicar (Incumbent)

PAROCHIAL CHURCH COUNCIL OF ALL SAINTS WEST DULWICH

Report of the Independent Examiner to the Parochial Church Council of All Saints West Dulwich

I report on the accounts of the Parochial Church Council of All Saints West Dulwich for the year ended 31 December 2025, which are set out on pages 16 to 24.

Since the charity's gross income exceeded £250,000, your examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales.

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 other 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 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
30th October 2026

PAROCHIAL CHURCH COUNCIL OF ALL SAINTS WEST DULWICH

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		156,820	28,343	185,163	110,069	2,895	112,964
Charitable activities		3,087	-	3,087	2,597	-	2,597
Other trading activities		199,801	2,188	201,989	238,366	590	238,956
Investments		10,096	-	10,096	11,035	-	11,035
Total Income		**369,804**	**30,531**	**400,335**	**362,067**	**3,485**	**365,552**
Expenditure on:							
Raising funds		-	11	11	115	-	115
Charitable activities	3	260,719	5,867	266,586	243,217	3,816	247,033
Total expenditure		**260,719**	**5,878**	**266,597**	**243,332**	**3,816**	**247,148**
Net gain/(loss) on investments		-	-	-	-	-	-
Net (expenditure)/ income		**109,085**	**24,653**	**133,738**	**118,735**	**(331)**	**118,404**
Transfers between funds		-	-	-	-	-	-
Net movement in funds		**109,085**	**24,653**	**133,738**	**118,735**	**(331)**	**118,404**
Total funds brought forward		**437,142**	**2,056**	**439,198**	**318,407**	**2,387**	**320,794**
Total funds carried forward		**546,227**	**26,709**	**572,936**	**437,142**	**2,056**	**439,198**

PAROCHIAL CHURCH COUNCIL OF ALL SAINTS WEST DULWICH

Balance Sheet
As at 31 December 2025

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Fixed Assets					
Tangible Assets	4	16,752	-	16,752	19,145
Investments	5	3,600	-	3,600	3,600
		20,352	0	20,352	22,745
Current Assets					
Debtors	6	90,009		90,009	102,168
Cash At Bank And In Hand		454,686	26,709	481,395	327,501
		544,695	26,709	571,404	429,669
Creditors - Amounts Falling Due Within One Year	7	18,820	-	18,820	13,216
Net Current Assets		525,875	26,709	552,584	416,453
Net Assets		**546,227**	**26,709**	**572,936**	**439,198**
Represented By:					
Restricted Funds	8	-	26,709	26,709	2,056
Unrestricted Funds	9	546,227	-	546,227	437,142
Total Funds		**546,227**	**26,709**	**572,936**	**439,198**

The financial statements were approved by the PCC on 30th October 2026 and signed on its behalf by:

Elizabeth Flood

Elizabeth Flood
Lay Chair

Revd Caroline Bailey
Vicar (Incumbent)

Notes to the financial statements
For the year ended 31 December 2025

1. Accounting Policies

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

Basis of accounting
The financial statements have been prepared under the Charities Act 2011 and in accordance with the Charities Statement of Recommended Practice (Charities SORP (FRS 102)). The financial statements are drawn up on the historical cost basis of accounting, modified by a revaluation of investments at fair value.

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 financial statements include the activities of Rosendale Community Engagement, which operates as a subcommittee of the PCC.

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

Going Concern
The PCC has assessed its ability to continue as a going concern for at least twelve months from the date of approval of these financial statements. In making this assessment, the PCC has considered its budgets, expected income and expenditure, available unrestricted cash and other liquid resources, and existing and anticipated commitments, including planned building maintenance and improvements. Restricted funds have been excluded from resources available to meet general expenditure. Having regard to the substantial unrestricted resources available, the PCC considers that it has sufficient resources to meet its liabilities as they fall due throughout the assessment period. Accordingly, the financial statements have been prepared on a going concern basis, and the PCC has identified no material uncertainties relating to going concern.

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 when the PCC has entitlement to the funds, receipt is probable and the amount can be measured reliably. Where a grant is subject to performance conditions, income is recognised only when those conditions have been met. Amounts received before entitlement arises are recognised as deferred income within creditors. Grants restricted to particular purposes are recognised within restricted funds. Unspent amounts are carried forward within those funds unless conditions attached to the grant require deferral. An intention to spend funding over more than one accounting period does not, of itself, require income to be deferred.

The income from trading activities includes rental income from the letting of church premises which is accounted for when earned.

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. The PCC is not registered for VAT and accordingly expenditure includes VAT where appropriate.

Expenditure included in Raising Funds includes amounts incurred in fundraising and advertising.

Charitable expenditure includes those costs in fulfilling the PCC's principal objects, as outlined in the Report of the PCC. These include governance costs and the church's running expenses. 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 audit/examination and legal fees.

Notes to the financial statements
For the year ended 31 December 2025

1. Accounting Policies (continued)

Pension Costs
The PCC operates a defined contribution pension scheme. Contributions payable by the PCC are recognised as expenditure in the period to which they relate. Any contributions outstanding at the reporting date are included within creditors.

Tangible Fixed Assets
Consecrated Property and Moveable Church Furnishings
Consecrated land and benefice property such as the church building and vicarage are excluded from the accounts in accordance with s10 of the Charities Act 2011. No value is placed on moveable church furnishings held by the vicar and churchwardens on special trust for the PCC which require a faculty for disposal. All expenditure incurred on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is expensed within the Statement of Financial Activities.

Other Fixtures, Fittings & Office Equipment
Equipment and furnishings owned by the PCC and falling outside the special-trust exclusion described above are capitalised where their purchase price exceeds £1,000 and they are expected to be used for more than one accounting period. Items costing £1,000 or less are expensed when acquired. Capitalised assets comprise church chairs, a processional cross, the organ, pianos and office equipment. These assets are depreciated at 12.5% per annum on a reducing balance basis.

Investments
Investments are stated at market value. Realised and unrealised gains and losses on investments are reflected through the Statement of Financial Activities.

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 are recognised when the PCC has a present obligation arising from a past event and are normally measured at their settlement amount. Where the arrangement constitutes a financing transaction, the liability is measured initially at the present value of future payments and subsequently at amortised cost.

Provisions are recognised when the PCC has a present legal or constructive obligation arising from a past event, settlement is probable and the amount can be estimated reliably. Provisions are measured at the best estimate of the amount required to settle the obligation at the reporting date and are discounted to present value where the effect of the time value of money is material.

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.
- Designated funds are unrestricted funds set aside by the PCC for particular purposes. The designation does not impose a legal restriction, and the PCC may amend or withdraw it.
- 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.

Notes to the financial statements
For the year ended 31 December 2025

2. Income

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Voluntary income				
Donations	94,473	4,659	99,132	98,302
Income tax reclaimed	9,045	-	9,045	7,785
Legacies	50,000	-	50,000	-
Grants	3,302	23,684	26,986	6,877
	156,820	**28,343**	**185,163**	**112,964**
Charitable activities				
Fee income (net)	**3,087**	**-**	**3,087**	**2,597**
Other trading income				
Choir and Music Income	-	1,326	1,326	1,549
Church Hall & Equipment Hire	177,857	-	177,857	180,964
Service charge	20,565	-	20,565	55,125
Sales	1,379	862	2,241	1,318
	199,801	**2,188**	**201,989**	**238,956**
Investment income				
Bank interest	9,736	-	9,736	10,675
Rent from Land	360	-	360	360
	10,096	**0**	**10,096**	**11,035**
	369,804	**30,531**	**400,335**	**365,552**

3. Expenditure on Charitable Activities

	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total 2025 £	Total 2024 £
Parish Assessment	93,150	-	93,150	90,000
Church Life & Outreach	18,518	5,867	24,385	21,206
Provision of Office & Support	60,079	-	60,079	48,806
Provision of Buildings and Facilities	84,579	-	84,579	82,222
Depreciation	2,393	-	2,393	2,735
Governance costs	2,000	-	2,000	2,064
	260,719	**5,867**	**266,586**	**247,033**

Notes to the financial statements
For the year ended 31 December 2025

3. Expenditure on Charitable Activities (continued)

Staff costs
Included within Provision of Office & Support within expenditure on charitable activities are the following staff costs:

	Total 2025 £	Total 2024 £
Salaries and wages	37,962	30,682
Pension	2,294	1,236
	40,256	**31,918**

The average number of employees during the year was 4 (2024: 4), all on part-time basis. No employees received payments in excess of £60,000 during the year (2024: nil).

4. Tangible Fixed Assets

	Chairs & Cross £	Organ & Pianos £	Office equipment £	Total £
Cost/valuation				
At 1 January 2025	41,775	29,399	17,792	88,966
Additions	-	-	-	-
Disposals	-	-	-	-
At 31 December 2025	41,775	29,399	17,792	88,966
Depreciation				
At 1 January 2025	38,492	23,965	7,364	69,821
Charge For Year	410	679	1,304	2,393
Disposals	-	-	-	-
At 31 December 2025	38,902	24,644	8,668	72,214
Net Book Value				
At 31 December 2025	2,873	4,755	9,124	16,752
At 31 December 2024	3,283	5,434	10,428	19,145

All of the fixed assets are used for charitable purposes.

The assets included above are owned by the PCC and are not held by the incumbent and churchwardens on the special trusts referred to in the accounting policy for moveable church furnishings.

Notes to the financial statements
For the year ended 31 December 2025

5. Fixed Asset Investments

	2025 £	2024 £
Freehold of Church Point, SE 21, subject to long lease at rent of £360pa	3,600	3,600

The PCC owns the freehold interest in the property known as "Land Adjoining All Saints Church West Dulwich" (Church Point, SE21), subject to a 99-year lease commencing on 19 January 1983 at an annual rent of £360.

The interest is carried at £3,600 (2024: £3,600), calculated as ten times the annual rent. No independent professional valuation has been obtained. This amount represents a rental multiple rather than a valuation reflecting the remaining lease term and the value of the freehold reversion.

6. Debtors

	2025 £	2024 £
Gift Aid receivable	7,422	30,231
Prepayments	1,116	1,222
Funds held by payroll provider	1,825	24,318
Service charge receivable	50,921	43,597
Legacy receivable	25,000	-
Other debtors	3,725	2,800
	90,009	**102,168**

7. Creditors - Amounts Falling Due Within One Year

	2025 £	2024 £
Trade creditors	-	2,178
Accruals	15,299	8,868
Other	3,521	2,170
	18,820	**13,216**

Notes to the financial statements
For the year ended 31 December 2025

8. Restricted Funds

8a: Current Year	At 1 January 2025 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 December 2025 £
Music Fund	1,806	1,326	(1,024)	-	-	2,108
Pioneer Training Courses Fund	250	-	-	-	-	250
Rosendale Community Engagement	0	29,205	(4,854)	-	-	24,351
	2,056	**30,531**	**(5,878)**	**0**	**0**	**26,709**

8b: Prior Year	At 1 January 2024 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 December 2024 £
Music Fund	2,137	590	(921)	-	-	1,806
Pioneer Training Courses Fund	250	-	-	-	-	250
Rosendale Community Engagement	0	2,895	(2,895)	-	-	0
	2,387	**3,485**	**(3,816)**	**0**	**0**	**2,056**

Descriptions of the restricted funds are as follows:

- **Music Fund.** Funds raised to support the development of young organists and church musicians.
- **Pioneer Training Courses Fund.** Funds received to support training for those wishing to enter Pioneer Ministry.
- **Rosendale Community Engagement Fund**. Funds received subject to donor restrictions to support the older people's clubs and associated community activities operated by RCE, a subcommittee of the PCC.

9. Unrestricted Funds

9a: Current Year	At 1 January 2025 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 December 2025 £
Unrestricted	249,970	369,804	(260,719)	-	-	359,055
Designated - Fabric Fund	187,172	-	-	-	-	187,172
	437,142	**369,804**	**(260,719)**	**0**	**0**	**546,227**

9b: Prior Year	At 1 January 2024 £	Income £	Expenditure £	Transfers £	Gains/ (losses) £	At 31 December 2024 £
Unrestricted	131,235	362,067	(243,332)	-	-	249,970
Designated - Fabric Fund	187,172	-	-	-	-	187,172
	318,407	**362,067**	**(243,332)**	**0**	**0**	**437,142**

The Designated Fabric Fund records funds set aside for the refurbishment and redevelopment of the building and its environs.

Notes to the financial statements
For the year ended 31 December 2025

10. Operating Lease Commitments

At 31 December 2025 the PCC was committed to making the following total minimum lease payments under a non-cancellable operating lease on office equipment:

	2025 £	2024 £
Within one year	2,075	2,072
After one year but within 5 years	4,150	-
	6,225	**2,072**

Operating lease payments recognised as expenditure during the year totalled £2,557 (2024: £2,075), relating to the hire of office equipment.

11. Related Party Transactions

Simon Lewcock, a co-opted member of the PCC and its treasurer, received £4,090 (2024: £4,135) for treasury and accounting services provided to the PCC. Simon Lewcock is a member of the key management personnel. Apart from these payments, no member of the PCC received remuneration or other benefits during the year (2024: none).

During 2025, two trustees (2024: none) were reimbursed expenses totalling £355 (2024: £nil) in respect of retreat accommodation.

The aggregate total amount of donations by the members of the PCC to the Church during the year was £18,261 (2024: £13,541).