REGISTERED CHARITY NUMBER: 1137043

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

FOR

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST PANCRAS AND ST JOHN, CHICHESTER

Lewis Brownlee (Chichester) Limited
Chartered Accountants
Appledram Barns
Birdham Road
Chichester
West Sussex
PO20 7EQ

THE PAROCHIAL CHURCH COUNCIL
OF THE ECCLESIASTICAL PARISH OF
ST PANCRAS AND ST JOHN, CHICHESTER

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

	Page
Report of the Trustees	1 to 5
Independent Examiner's Report	6
Statement of Financial Activities	7
Balance Sheet	8
Cash Flow Statement	9
Notes to the Cash Flow Statement	10
Notes to the Financial Statements	11 to 20
Detailed Statement of Financial Activities	21 to 22

THE PAROCHIAL CHURCH COUNCIL
OF THE ECCLESIASTICAL PARISH OF
ST PANCRAS AND ST JOHN, CHICHESTER

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

The members of the Parochial Church Council of St Pancras and St John (PCC) present their report and the financial statements of the charity for the year ended 31 December 2025. The members of the PCC are the trustees of the charity.

The Financial Statements have been prepared in accordance with the accounting policies set out in Note 1 to the accounts and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic and Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The primary objective of the charity is the promotion of the gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England. The PCC and the incumbent have the responsibility of promoting in the ecclesiastical parish the whole mission of the Church both pastoral evangelistic social and ecumenical.

The PCC works to enable as many people as possible to worship at St Pancras and become part of a Christ centred and vibrant community. The PCC takes responsibility for important policies, including safeguarding and health and safety as well as others required by the law or the diocese. The PCC aims to support the incumbent as well as help guide the vision for the future and ensure good financial management of the resources available through:

Worship & Prayer
Pastoral support
Mission & outreach
Ecumenical & deanery activities
Supporting other organisations that hold to our values and ethos

To facilitate this, it is important that we maintain the fabric of the Church buildings and have facilities fit for use in the 21st Century.

Public benefit

The public benefit requirement is laid out in the Charities Act 2011 section 4 and the PCC meets this requirement through its objectives and activities.

The PCC has also had regard to Charity Commission guidance in relation to public benefit as it carries out its aims and purposes. Within this document is a broad selection of the many activities that take place within the church carried out by volunteers and open to all people inside the parish and beyond.

Volunteers

None of what takes place would occur without the dozens of volunteers that give of their time and effort each week. There are too many people who give sacrificially to mention them all by name, but you work in service of Christ and we thank you for making St Pancras a vibrant and Christ centred church that serves many different people.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

Within this document are some of the many ministries and services that the PCC supports the local community with. On top of these regular activities, there are numerous one-off events that take place to enrich our community.

One notable event of 2025 was the arrival of our new Rector, Rev Nick Barr-Hamilton, who was installed in September by Bishop Martin after months of delays due to overrunning building works on the Rectory. The service was a wonderful celebration and time of worship. It brought people from all over the community as well as from Nick's former church, St George's in Washington, Tyne & Wear.

Towards the end of the year, after an extended period of ill health, our Administrator Sam stepped down. We are grateful for all she has done to support the mission and ministry of the church during her time with us.

Worship & Prayer

St Pancras has two regular Sunday services, 9am Holy Communion and 10.45am family service with groups for young people. Whilst the 9am is more liturgical, both services are informal in style with contemporary music. The bible, God's word, is taught at all services.

There are 125 parishioners on the electoral roll and the average Sunday attendance was typically around 125. The average number of young people each Sunday was 15.

The 9.00am Sunday service is streamed online and many church members, especially those no longer able to get to church due to ill health join with us each Sunday.

There is a twice monthly prayer meeting at 6pm on Sundays where 15-20 people join together to pray for the world, the city and the church. There is a 'Messy church' on the first Sunday of each month at 3pm which varies in number from 10-20 people.

There are 7 home groups around the area which meet for prayer, bible teaching, fellowship and pastoral support. There is also a student bible study group that meets on Sunday evenings during term time. During the year, our student worker who had been on maternity leave decided to become a full-time mum and resigned from the role. The PCC decided to await the new Rector before taking a decision on appointing a replacement.

As well as our regular services, we put on a number of seasonal events, including a Maundy Thursday meal, Good Friday reflective service, several carol services and a Christingle at Graylingwell Chapel, who had invited us to try and serve the community in the North end of the parish.

Shortly after our new Rector arrived, an Away Day at Lodge Hill near Pulborough was held. Three sessions thinking about vision, mission and the community we serve took place. There was plenty of time for prayer, worship and fellowship, along with crafts, a walk and space for quiet.

Pastoral Support

There is prayer ministry available at the end of our Sunday services where people are able to come and share anything in confidence and receive support, both through prayer, and when necessary, practically. Two people are also authorised to take home communion and make pastoral visits.

There is a Pastoral Care Team which keeps in contact and prays regularly in triplets for some of the needy or vulnerable members of the congregation.

Mission & Outreach

Details of all of our groups that serve and support our local community can be found on our website www.stpancraschichester.org.uk. These include 'Noah's Ark' a Toddler Group that meets each Thursday, 'Glow', a group for children that meets each Tuesday evening, 'Shamblers' walking group, 'Creation Craft' a weekly group for people who enjoy creating and crafting, Ukrainian English language group.

The Church hall is leased by Chichester Heart for the Homeless 'Heart', which is a homeless charity set up many years ago by a number of the churches in Chichester and with whom St Pancras still has strong links. There were discussions about Heart moving to a new location, but at the end of the year it was agreed that St Pancras PCC would sign a five year lease giving the charity some certainty about its mission and work.

On top of the student bible study, members of the church host Student lunches each Sunday through term time.

Chitter Chatter meets fortnightly in Cloisters, the Cathedral coffee shop. It serves our community by giving people a chance to meet and chat informally as well as invite friends who do not attend church in a neutral setting.

Men's Breakfasts occur 5 times a year in Brasserie Blanc opposite the church and always include a Christian speaker. On average over 40 men attend each breakfast and it is enjoyed by everyone. The team who arrange speakers, set up and organise the breakfasts do a fantastic job.

Women's coffee and cake meet 4-5 times a year and include a Christian speaker. On average around 40 women attend each time.

Family Fun days take place around certain holidays and festival and provide both fun and focus based around a Christian season or event, for example Christmas. We usually see families from messy church, toddlers and the community each time.

The Fish & Chip Supper was held as a harvest celebration and was a social event that saw over 60 people join in for a fellowship meal as well as a seasonal quiz.

Ecumenical & deanery activities
The Deanery Chapter is a forum for Anglican ministers to meet together and share news. It meets every other month around the deanery.

Deanery Synod occurs several times a year for parish reps to meet and share news. St Pancras hosted the Synod in November.

Nehemiah group is for church pastors and meets monthly. It includes likeminded churches and provides a safe space for leaders to support each other, share ideas and pray together for the City.

St Pancras are members of SGP (Sussex Gospel Partnership) who provide training and support for lay leaders as well as those in paid posts across the region.

The Church once again hosted the Baby Memorial Service.on behalf of the St Richard's Hospital Chaplaincy Team.

Agreed to Launch 'Ignite' with Immanuel Church. A group for 10-14 years olds following on from 'Glow'

Supporting other organisations that hold to our values and ethos

St Pancras international is the group who link with Christian mission and ministry groups outside of the church. They aim to support likeminded individuals and organisations both locally and around the world. In 2025 these included. 'BeaconLight', 'Kreativity', 'The Bell Tower', AID', 'Compassion', Translation trust', 'Ukrainian Conversation Club' and 'James Mortimer'. This support is both financial, with St Pancras giving 10% of its free unrestricted income designated for this purpose, and always includes prayer. It aims to have someone from each organisation come every year to share what they are doing and how the support makes a difference.

FINANCIAL REVIEW
FINANCIAL POSITION
The net movement in funds this year amounted to a surplus of £5,052 (2024: £20,224) for the year. This is made up of a deficit on the restricted funds of £743 (2024: surplus of £7,069) and a surplus of £5,795 (2024: £13,155) on unrestricted funds after transfers and net losses on investments of £1,360 (2024: gains of £637) as well as professional fees of £18,615 (2024: £19,509) in relation to the development of the church premises.

FINANCIAL REVIEW

INVESTMENT POLICIES

The PCC has authority and power to invest its funds in accordance with its legal responsibilities. The majority of the investments held by the PCC, with market value of £27,171, are held as COIF Income Units.

RESERVES POLICY

It is the aim of the PCC to normally have free reserves that cover 6 months of general running costs to ensure that essential bills can be paid in the event of an unexpected drop in income or unexpected expenses. The PCC is aware that general reserves are currently above this level but these will be used for additional running costs which will be incurred whilst building works take place.

A designated fund known as The Balding Development Fund has been established to help fund the refurbishment and alterations required on 1-2 St Pancras. The balance on this fund as at 31 December 2025 amounted to £225,833. At the beginning of 2026 the PCC agreed to transfer £100,000 from unrestricted free reserves to this fund.

RISKS

The Trustees are responsible for risk management within the church.

Each group that operates within the church is expected to consider risk in how they operate and risk assessments are expected where significant risks have been identified.

Safeguarding risks are managed through paying due regard to the guidance from the Church of England and ensuring all relevant volunteers are safeguarding trained and DBS checked.

Risk assessments of activities are carried out and a health and safety policy is in place to cover all activities. External users are expected to follow out policies or have their own suitable policies in place for risk and safeguarding.

MEMBERSHIP

Members of the PCC are either ex officio or elected by the Annual Parochial Church Meeting (APCM), in accordance with the Church Representation Rules.

The PCC has 15 members, comprising 1 Rector, 1 Church Warden, 1 Church Warden/Lay reader, 3 Deanery Synod members and 9 Ordinary members. The Church Wardens are elected for a one-year term, the Deanery Synod members are elected for a three year term and the Ordinary members of the PCC are elected for a three year term. The electorate for all the positions is defined by the Church Representation Rules.

FUTURE PLANS

A revision to the planning application for developing the shop at 1-2 St Pancras to create a modern community facility for both church and external use was approved shortly after year end. The faculty submission is almost ready and once we have this permission some works will begin while we fundraise for the main bulk of the project, which includes a new inclusive entrance area, proper kitchen provision, dramatically improved toilet facilities, a lift, a church office/meeting room, three larger meeting rooms and storage space. The flat on the top floor will also gain better access.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Administrative information

St Pancras Church is an Anglican Evangelical Church in the Church of England church within the diocese of Chichester. The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules 2006).

PCC members who have served during 2025 are listed on page 5.

The PCC of St Pancras have adopted and pay due regard to safeguarding guidance given by the Church of England, the House of Bishops and Chichester Diocese. The Safeguarding policy is available on the church website, on the internal notice board and in the church office, along with contact details for relevant officers.

The day to day management of church activities is delegated to the Incumbent and the Church Wardens supported by numerous lay leaders.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
1137043

Principal address
St Pancras Church
Eastgate Square
Chichester
PO19 7LJ

Trustees

Thomas Aspden		(resigned 30/6/2025)
Christopher Ball		(appointed 30/4/2025)
Judith Ball		
Nicholas Barr-Hamilton	Rector	(appointed 5/9/2025)
Olugbenga Beckley	Deanery Synod Rep	(resigned 30/4/2025)
Sharyl Bowers	Secretary	
Ruth Campbell		(appointed 30/4/2025)
Carolyn Codner	Deanery Synod Rep	
Bernadette Condron	Church Warden	
Barbara Darby	Hon Treasurer	
Michael Darby		(resigned 30/4/2025)
Jane Hatton		(appointed 30/4/2025)
Timothy Morgan	Lay Reader/Church Warden	
Derek Mumford	Deanery Synod Rep	
Deborah Robinson		
Derrick Tyler		
Linda Ward		
Malcolm Watts	Deanery Synod Rep	

Independent Examiner
Sarah Alexander FCCA FCA
Lewis Brownlee (Chichester) Limited
Chartered Accountants
Appledram Barns
Birdham Road
Chichester
West Sussex
PO20 7EQ

Solicitors
Winckworth Sherwood LLP
Minerva House
5 Montague Close
London
SE1 9BB

Bankers
Barclays Bank plc
74/75 East Street
Chichester
West Sussex
PO19 1HR

Approved by order of the board of trustees on 23 March 2026 and signed on its behalf by:

.....
Rev. Nicholas Barr-Hamilton - Trustee

Independent examiner's report to the trustees of The Parochial Church Council of the Ecclesiastical Parish of St Pancras and St John, Chichester

I report to the charity trustees on my examination of the accounts of The Parochial Church Council of the Ecclesiastical Parish of St Pancras and St John, Chichester (the Trust) for the year ended 31 December 2025.

Responsibilities and basis of report
As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Sarah Alexander FCCA FCA

Lewis Brownlee (Chichester) Limited
Chartered Accountants
Appledram Barns
Birdham Road
Chichester
West Sussex
PO20 7EQ

Date: 20 April 2026

THE PAROCHIAL CHURCH COUNCIL
OF THE ECCLESIASTICAL PARISH OF
ST PANCRAS AND ST JOHN, CHICHESTER

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	**119,957**	**4,450**	**124,407**	122,664
Charitable activities	4				
Church activities		**9,548**	**-**	**9,548**	11,502
Investment income	3	**55,108**	**-**	**55,108**	58,820
Total		**184,613**	**4,450**	**189,063**	192,986
EXPENDITURE ON					
Charitable activities	5				
Church activities		**168,458**	**14,193**	**182,651**	173,399
Net gains/(losses) on investments		**(1,360)**	**-**	**(1,360)**	637
NET INCOME/(EXPENDITURE)		**14,795**	**(9,743)**	**5,052**	20,224
Transfers between funds	15	**(9,000)**	**9,000**	**-**	-
Net movement in funds		**5,795**	**(743)**	**5,052**	20,224
RECONCILIATION OF FUNDS					
Total funds brought forward		**924,524**	**12,851**	**937,375**	917,151
TOTAL FUNDS CARRIED FORWARD		**930,319**	**12,108**	**942,427**	937,375

The notes form part of these financial statements

THE PAROCHIAL CHURCH COUNCIL
OF THE ECCLESIASTICAL PARISH OF
ST PANCRAS AND ST JOHN, CHICHESTER

BALANCE SHEET
31 DECEMBER 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	11	**473,625**	-	**473,625**	476,458
Investments	12	**27,414**	-	**27,414**	28,774
		501,039	-	**501,039**	505,232
CURRENT ASSETS					
Debtors	13	**20,314**	-	**20,314**	24,538
Cash at bank and in hand		**418,711**	**12,108**	**430,819**	418,598
		439,025	**12,108**	**451,133**	443,136
CREDITORS					
Amounts falling due within one year	14	**(9,745)**	-	**(9,745)**	(10,993)
NET CURRENT ASSETS		**429,280**	**12,108**	**441,388**	432,143
TOTAL ASSETS LESS CURRENT LIABILITIES		**930,319**	**12,108**	**942,427**	937,375
NET ASSETS		**930,319**	**12,108**	**942,427**	937,375
FUNDS	15				
Unrestricted funds:					
General fund				**704,486**	680,102
The Balding Redevelopment Fund				**225,833**	244,422
				930,319	924,524
Restricted funds				**12,108**	12,851
TOTAL FUNDS				**942,427**	937,375

The financial statements were approved by the Board of Trustees and authorised for issue on 23rd March 2026 and were signed on its behalf by:

.....
Rev. Nicholas Barr-Hamilton - Trustee

Barbara Darby
.....
Barbara Joan Darby - Trustee

The notes form part of these financial statements

THE PAROCHIAL CHURCH COUNCIL
OF THE ECCLESIASTICAL PARISH OF
ST PANCRAS AND ST JOHN, CHICHESTER

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 £	2024 £
Cash flows from operating activities			
Cash generated from operations	1	**(42,887)**	(33,881)
Net cash used in operating activities		**(42,887)**	(33,881)
Cash flows from investing activities			
Purchase of tangible fixed assets		-	(14,844)
Interest received		**17,525**	20,254
Property rental income		**37,583**	38,566
Net cash provided by investing activities		**55,108**	43,976
Change in cash and cash equivalents in the reporting period		**12,221**	10,095
Cash and cash equivalents at the beginning of the reporting period		**418,598**	408,503
Cash and cash equivalents at the end of the reporting period		**430,819**	418,598

The notes form part of these financial statements

NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2025

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2025 £	2024 £
Net income for the reporting period (as per the Statement of Financial Activities)	**5,052**	20,224
Adjustments for:		
Depreciation charges	**2,833**	3,541
Losses/(gain) on investments	**1,360**	(637)
Interest received	**(17,525)**	(20,254)
Property rental income	**(37,583)**	(38,566)
Decrease/(increase) in debtors	**4,224**	(35)
(Decrease)/increase in creditors	**(1,248)**	1,846
Net cash used in operations	**(42,887)**	(33,881)

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1/1/25 £	Cash flow £	At 31/12/25 £
Net cash			
Cash at bank and in hand	**418,598**	**12,221**	**430,819**
	418,598	**12,221**	**430,819**
Total	**418,598**	**12,221**	**430,819**

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest pound.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category.

Grants and donations are accounted for when awarded.

Allocation of costs
Expenditure which does not directly relate to the objects of the PCC is analysed between charitable support costs, charitable governance costs and costs of generating funds. Items which involve more than one cost category are allocated to activities on a basis consistent with the use of resources.

Property owned by the PCC
Property owned by the PCC as a functional fixed asset used in the work of the church is shown in the accounts at cost value and not market value.

No depreciation is charged on the freehold property and the property is included in the financial statements at historical cost. The members consider this accounting policy, which presents a departure from the statutory principle requiring the provision of depreciation, is necessary to provide a true and fair view. It is not practicable to determine the amount of depreciation, which might otherwise have been provided.

Leasehold Property
The Leasehold Property at 1-2 St Pancras is a long leasehold property with a lease of 1,000 years. The lease has not been amortised.

Improvements made to the Leasehold Property were depreciated over 10 years.

Other fixtures, fittings and equipment
Equipment used within the church premises is depreciated on a 20% reducing balance basis. Individual items of equipment with a purchase price of £500 or less are written off when the asset is acquired.

Investments
Investments are stated at market value. Unrealised gains or losses are carried to the Statement of Financial Activities.

Investment income is accounted for when received and includes any reclaimable tax.

continued...

1. ACCOUNTING POLICIES - continued

Taxation
The PCC is exempt from direct taxation on its charitable activities.

Funds
Unrestricted funds represent the funds of the PCC that are not subject to any restrictions regarding their use, and are available for general purposes by the PCC. Funds shown as designated for a particular purpose are also unrestricted. Restricted funds may only be used for purposes specified.

Financial instruments
The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are recognised at amortised cost using the effective interest method unless the effect of discounting would be immaterial, in which case they are stated at cost. The Charity has no advanced financial instruments.

Pension costs and other post-retirement benefits
The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. DONATIONS AND LEGACIES

	2025	2024
	£	£
Collections at all services	**5,673**	5,658
Standing order donations	**71,535**	69,035
Income tax recoverable	**21,370**	18,206
Grants	**1,705**	5,216
Donations - St Pancras International	**2,340**	2,240
Sundry donations and other income	**18,394**	19,789
Other planned giving	**3,390**	2,520
	124,407	122,664

Grants received, included in the above, are as follows:

	2025	2024
	£	£
Diocesan DBF	**1,705**	-
Chichester Welfare Trust	**-**	716
Foulerton Trust	**-**	4,500
	1,705	5,216

continued...

3. INVESTMENT INCOME

	2025	2024
	£	£
Property rental income	**37,583**	38,566
UK dividends and interest	**17,525**	20,254
	55,108	58,820

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2025	2024
		£	£
Church hall lettings	Church activities	**9,548**	11,502

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6)	Grant funding of activities (see note 7)	Support costs (see note 8)	Totals
	£	£	£	£
Church activities	**111,507**	**8,113**	**63,031**	**182,651**

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025	2024
	£	£
Staff costs	**17,113**	27,827
Activities	**7,641**	8,193
Parish contributions	**79,695**	77,373
Rector's and others expenses	**7,058**	4,728
	111,507	118,121

7. GRANTS PAYABLE

	2025	2024
	£	£
Church activities	**8,113**	9,872

continued...

7. GRANTS PAYABLE - continued

Grants payable from the St Pancras International restricted fund included in the above:

	2025	2024
	£	£
Anglican International Development	-	1,000
Beacon Light	1,000	-
CMJ	240	300
Crosslinks - Nekemte School	135	540
Drop In Centre	1,000	-
Interserve	180	150
J Otiba	-	300
Kibera Slum Nairobi	-	1,100
SGP - N Aspden	-	450
Options	1,000	-
Translation Trust	4,320	4,320
Ukranian Conservation Group	113	-
	7,988	8,160

8. SUPPORT COSTS

	Management	Finance	Governance costs	Totals
	£	£	£	£
Church activities	41,716	-	21,315	63,031

Support costs, included in the above, are as follows:

	2025 Church activities	2024 Total activities
	£	£
Upkeep - Services	1,690	1,569
Upkeep - Swanfield Drive	1,166	1,226
Repairs - Buildings	15,455	2,946
Maintenance - Church	4,021	4,691
Maintenance - Hall	5,724	7,311
Maintenance - 1/2 St Pancras	10,827	1,973
Depreciation of tangible and heritage assets	2,833	3,541
Bank charges	-	120
Independent examination fees	2,700	2,520
Professional fees relating to redevelopment costs	18,615	19,509
	63,031	45,406

continued...

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

10. STAFF COSTS

	2025	2024
	£	£
Wages and salaries	16,651	27,205
Social security costs	35	180
Other pension costs	427	442
	17,113	27,827

The average monthly number of employees during the year was as follows:

	2025	2024
Number of Charitable Staff	3	2

No employees received emoluments in excess of £60,000.

11. TANGIBLE FIXED ASSETS

	Freehold property £	Long leasehold £	Improvements to property £	Furniture & equipment £	Totals £
COST					
At 1 January 2025 and 31 December 2025	38,930	350,000	126,755	54,882	570,567
DEPRECIATION					
At 1 January 2025	-	-	53,390	40,719	94,109
Charge for year	-	-	-	2,833	2,833
At 31 December 2025	-	-	53,390	43,552	96,942
NET BOOK VALUE					
At 31 December 2025	38,930	350,000	73,365	11,330	473,625
At 31 December 2024	38,930	350,000	73,365	14,163	476,458

Following the sale of the Litten burial ground as authorised under the Church Commissioners Pastoral scheme 2003, ownership of the long leasehold of 1-2 St Pancras Chichester PO19 1SJ was transferred to the PCC by the Chichester Diocesan Board of Finance (being custodian trustee and registered owner) during the year ended 31 December 2008 at a value of £350,000.

Improvements to property relate to the cost of an extension and reordering of the church building together with the refurbishment of 1-2 St Pancras. The costs for the latter are depreciated as this is a leasehold property.

continued...

12. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2025	**28,774**
Revaluations	**(1,360)**
At 31 December 2025	**27,414**
NET BOOK VALUE	
At 31 December 2025	**27,414**
At 31 December 2024	28,774

There were no investment assets outside the UK.

At 31 December 2025 investment holdings consisting of over 5% of the portfolio value were as follows:

	2025 £
COIF Charities Investment Fund Income units	**27,171**

The historical cost of investments at 31 December 2025 was £233 (2024: £233).

The investments include 1,406.22 COIF charities investment fund income units. The historical cost of these units are not known. The historical cost shown above does not include this holding.

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade debtors	**995**	3,768
Other debtors	**7,531**	909
Income tax recoverable	**9,249**	17,451
Prepayments and accrued income	**2,539**	2,410
	20,314	24,538

continued...

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other creditors	7,165	8,533
Accruals and deferred income	2,580	2,460
	9,745	10,993

15. MOVEMENT IN FUNDS

	At 1/1/25	Net movement in funds	Transfers between funds	At 31/12/25
	£	£	£	£
Unrestricted funds				
General fund	680,102	33,384	(9,000)	704,486
The Balding Redevelopment Fund	244,422	(18,589)	-	225,833
	924,524	14,795	(9,000)	930,319
Restricted funds				
St Pancras International	7,560	(5,243)	9,000	11,317
Emergency Fund	791	-	-	791
Foulerton Charitable Trust	4,500	(4,500)	-	-
	12,851	(9,743)	9,000	12,108
TOTAL FUNDS	937,375	5,052	-	942,427

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	190,587	(155,843)	(1,360)	33,384
The Balding Redevelopment Fund	26	(18,615)	-	(18,589)
	190,613	(174,458)	(1,360)	14,795
Restricted funds				
St Pancras International	2,745	(7,988)	-	(5,243)
Foulerton Charitable Trust	-	(4,500)	-	(4,500)
Diocesan DBF	1,705	(1,705)	-	-
	4,450	(14,193)	-	(9,743)
TOTAL FUNDS	195,063	(188,651)	(1,360)	5,052

continued...

15. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/1/24 £	Net movement in funds £	Transfers between funds £	At 31/12/24 £
Unrestricted funds				
General fund	638,845	34,533	6,724	680,102
The Balding Redevelopment Fund	272,524	(13,258)	(14,844)	244,422
	911,369	21,275	(8,120)	924,524
Restricted funds				
St Pancras International	4,981	(5,541)	8,120	7,560
Emergency Fund	791	-	-	791
Youth Work	10	(10)	-	-
Foulerton Charitable Trust	-	4,500	-	4,500
	5,782	(1,051)	8,120	12,851
TOTAL FUNDS	917,151	20,224	-	937,375

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	178,900	(145,004)	637	34,533
The Balding Redevelopment Fund	6,251	(19,509)	-	(13,258)
	185,151	(164,513)	637	21,275
Restricted funds				
St Pancras International	2,619	(8,160)	-	(5,541)
Youth Work	-	(10)	-	(10)
Foulerton Charitable Trust	4,500	-	-	4,500
Chichester Welfare Trust	716	(716)	-	-
	7,835	(8,886)	-	(1,051)
TOTAL FUNDS	192,986	(173,399)	637	20,224

continued...

15. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/1/24 £	Net movement in funds £	Transfers between funds £	At 31/12/25 £
Unrestricted funds				
General fund	638,845	67,917	(2,276)	704,486
The Balding Redevelopment Fund	272,524	(31,847)	(14,844)	225,833
	911,369	36,070	(17,120)	930,319
Restricted funds				
St Pancras International	4,981	(10,784)	17,120	11,317
Emergency Fund	791	-	-	791
Youth Work	10	(10)	-	-
	5,782	(10,794)	17,120	12,108
TOTAL FUNDS	917,151	25,276	-	942,427

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	369,487	(300,847)	(723)	67,917
The Balding Redevelopment Fund	6,277	(38,124)	-	(31,847)
	375,764	(338,971)	(723)	36,070
Restricted funds				
St Pancras International	5,364	(16,148)	-	(10,784)
Youth Work	-	(10)	-	(10)
Foulerton Charitable Trust	4,500	(4,500)	-	-
Diocesan DBF	1,705	(1,705)	-	-
Chichester Welfare Trust	716	(716)	-	-
	12,285	(23,079)	-	(10,794)
TOTAL FUNDS	388,049	(362,050)	(723)	25,276

St Pancras International are funds donated specifically for Missionary and similar purposes.

Emergency Fund represents money given to support members of the congregation who need assistance with housing or other basic needs.

The Youth Work fund represents grants received and money donated by the congregation to support our Youth Work project.

Foulerton Charitable Trust fund represents the grant received from them towards the redevelopment of the church.

The PCC holds sufficient liquid assets to enable restricted funds to be applied in accordance with the restrictions.

continued...

15. MOVEMENT IN FUNDS - continued

Transfers between funds

The transfer to St Pancras International from the general fund represents a regular transfer made from St Pancras PCC to St Pancras International.

16. OTHER FINANCIAL COMMITMENTS

Redevelopment
Following last year's decision to simplify the redevelopment project and omit a second flat, revised drawings were produced and an amendment to the existing planning permission was applied for. (This was granted in February 2026). The design for the enlarged balcony at the back of church was also simplified. A full Faculty application will be made early in 2026. The target continues to be to keep the cost to between £2m and £2.5m. Once a Faculty is obtained, seeking grant funding can begin.

It is anticipated that during 2026 the main doors to the church will be replaced at an estimated cost of £2,000.

Church Hall
At the Church Hall, the external woodwork and stone window surrounds were repainted, funded by the grant from Foulerton Trust received in 2024. The issue with leaning gables was investigated by structural engineers (Archibald Shaw) who came up with recommendations on how to stabilise the gables in their present position. Our architects have given advice on suitable contractors and a cost estimate is being obtained. This will give a target for seeking grant funding for the work with the aim of it being cost-neutral for the church.

17. RELATED PARTY DISCLOSURES

During the year there were no related party transactions.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Collections at all services	**5,673**	5,658
Standing order donations	**71,535**	69,035
Income tax recoverable	**21,370**	18,206
Grants	**1,705**	5,216
Donations - St Pancras International	**2,340**	2,240
Sundry donations and other income	**18,394**	19,789
Other planned giving	**3,390**	2,520
	124,407	122,664
Investment income		
Property rental income	**37,583**	38,566
UK dividends and interest	**17,525**	20,254
	55,108	58,820
Charitable activities		
Church hall lettings	**9,548**	11,502
Total incoming resources	**189,063**	192,986
EXPENDITURE		
Charitable activities		
Wages	**16,651**	27,205
Social security	**35**	180
Pensions	**427**	442
Activities	**7,641**	8,193
Parish contributions	**79,695**	77,373
Rector's and others expenses	**7,058**	4,728
Grants to institutions	**8,113**	9,156
Grants to individuals	**-**	716
	119,620	127,993
Support costs		
Management		
Upkeep - Services	**1,690**	1,569
Upkeep - Swanfield Drive	**1,166**	1,226
Repairs - Buildings	**15,455**	2,946
Maintenance - Church	**4,021**	4,691
Maintenance - Hall	**5,724**	7,311
Maintenance - 1/2 St Pancras	**10,827**	1,973
Depreciation of furniture & equipment	**2,833**	3,541
	41,716	23,257

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 £	2024 £
Management		
Finance		
Bank charges	-	120
Governance costs		
Independent examination fees	**2,700**	2,520
Professional fees relating to redevelopment costs	**18,615**	19,509
	21,315	22,029
Total resources expended	**182,651**	173,399
Net income	**6,412**	19,587

This page does not form part of the statutory financial statements