# THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF HOLY TRINITY BARNES

Diocese of Southwark

Charity Registration Number: 1138952

Report & Accounts

31 December 2025

Tandem Accounting
Chartered Accountants
17 Heathville Road
London N19 3AL

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF HOLY TRINITY BARNES

## Report and Financial Statements 2025
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## THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF HOLY TRINITY BARNES

### Legal and administrative information
### For the year ended 31 December 2025

| | |
|---|---|
| **Charity Name** | The Parochial Church Council of The Ecclesiastical Parish of Holy Trinity Barnes. |
| **Charity no** | 1138952. The Parish was established in 1898 and is a charity which was formally registered with the Charity Commission on 11 November 2010. |
| **Principal Address** | The Parish Office, Holy Trinity Barnes, 162 Castelnau, London SW13 9ET. |
| **The Governing Document** | Parochial Church Council Powers Measure (1956) as amended and Church Representation Rules. |
| **Objective** | Promoting in the ecclesiastical parish the whole mission of the Church. |

**Members of the PCC** The Members of the PCC who served during the year or who were serving at the date of this report were:

| | | |
|---|---|---|
| Clergy | The Revd David Cooke | Chair |
| Churchwardens | Ms T Elliott | (Deputy chair; to: 04/2025) |
| | Ms D Home | (to: 4/2025) |
| | Ms K Chalker-Wye | |
| Elected Lay Representatives | Mr P Buckwell | (to: 04/2025) |
| | Mr C Matthews | |
| | Mr T Sigsworth | (from: 04/2025) |
| | Mrs F Klein | (from: 04/2025) |
| | Mr R Mynors | (PCC Secretary; from: 04/2025) |
| | Mrs N Rahman | (Treasurer elect; from: 01/2025 |
| | Ms V Washington | (to: 04/2025) |
| | Mr A Louw | (to: 04/2025) |
| | Mr D Hewitt | (Treasurer; to: 04/2025) |
| Lay Representative to the Deanery Synod | Ms S Lucas | |
| | Mr P Buckwell | (from: 04/2025) |
| In attendance | Mrs C Dyer | (Parish Safeguarding Officer to 2/2025) |

| | |
|---|---|
| **Key Management Personnel** | Those in charge of planning, directing, controlling, running and operating the Charity, including those members of staff 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, are the Vicar, the Mission and Resourcing Lead, and the Finance and Operations Lead up until 03/2025. Thereafter the Vicar and the PCC were in charge. |
| **Bankers** | National Westminster Bank<br>Putney Branch<br>111-117 Putney High Street<br>London SW15 2LL |
| **Independent Examiner** | Michael Jarrett ACMA, CGMA<br>77 Woodford Avenue<br>Redbridge<br>Essex IG2 6UX |
| **Quinquennial Inspector** | James Ford RIBA AABC<br>Clague LLP<br>62 Burgate<br>Canterbury<br>Kent CT1 2BH |

## THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF HOLY TRINITY BARNES

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

The Parochial Church Council of the Parish of Holy Trinity Barnes ("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)).

### 1. Structure, Governance & Management

**1.1 Trustees**
The PCC is a body corporate with perpetual succession. The PCC meets approximately 4 times per annum to discuss a full range of matters relating to finance, fabric, general administration and responsibility for keeping of the Electoral Roll. Members of the PCC are either *ex officio* or elected by the Annual Parish Meetings (APM) in accordance with the Church Representation Rules.

None of the PCC members receives remuneration.

**1.2. Standing Committee**
This is the only committee required by law. It has power to transact the business of the PCC between its meetings, subject to any directions given by the Council. The members of the Standing Committee who were serving at the date of this report were:

| | | |
|---|---|---|
| The Vicar | (Chair) | |
| Ms T Elliott | (Churchwarden / Deputy Chair) | until 04/2025 |
| Ms K Chalker-Wye | (Churchwarden) | |
| Mr D Hewitt | (Treasurer) | until 04/2025 |
| Mrs N Rahman | (Treasurer Elect) | from 04/2025 |
| Mr R Mynors | (PCC Secretary) | from 04/2025 |
| Mrs F Klein | | from 04/2025 |

**1.3 Church Attendance**
The Electoral Roll revised in preparation for the Annual Parish Church Meetings (APCM) held in April 2025 comprised of 58 members.

**1.4 Risk Management**
The PCC's primary concern and objective is the discipling of individuals for the glory of God. Whilst it is the PCC's policy to trust wholly in the Lord that He will work out His purpose to this end, the church also acknowledges that it has a responsibility, both as individual Members and as a body of Members, for the identification and proper management of risks faced by the PCC in achieving its primary aim. The PCC has therefore assessed the major risks to which the PCC is exposed, in particular those relating to the specific operational areas of the charity, its investments, and its finances. The PCC believes that, by monitoring reserve levels, by ensuring that controls exist over key financial systems, and by examining the operational risks faced by the church, it has established effective systems and procedures to mitigate those risks.

**1.5 Safeguarding**
Safeguarding 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. Holy Trinity Barnes made its submission in a timely manner to the National Safeguarding Audit in March 2025 and appointed a new Parsh Safeguarding Officer (Simon Klein).

### 2. Activities, Strategies & the Public Benefit

The PCC has given due regard to the Charity Commission guidance on public benefit. The PCC organises the following activities in order to enable ordinary people to live out their faith as part of our parish community:

- We met weekly for our 10am service and monthly at 9:15am for 'Bubble Church' (until June 2025);
- The Alpha Course is our on-going means of outreach for those with questions;
- 'There's a table' met weekly for food / Bible Study and Worship / Prayer;

- Our Community gardening project provided produce for our Foodbank and for the wider community via the CCP;
- 'Open Church' ran in a partnership with 'Grace Advocacy' during 2025
- The regular practice of the Occasional offices (baptisms, weddings and funerals) happened throughout the year; and
- Our Foodbank in the Castelnau Centre has continued on Fridays.
- Reflect - a group for women where we encourage one another to persevere in faith so we don't grow weary and lose heart. (Heb 12-3). Coffee, cake, chat, bible study, prayer and a lot of laughter. Thursdays 10 - 12 in the church hall.

**3. Achievements and performance**

During 2025:
Vicar: Rev David Cooke
Worship Pastor: Tom Milner

Moved on in Quarter 1 2025:
Operations and Finance Lead: Caroline Dyer
Mission and Resourcing Lead: Simon Heathfield
Community Outreach Worker: Anna-Maria Mason

Preaching and Teaching in 2025:
Jan – Feb: The Grace over Jacob
Lent: Sacred Pathways
April – June: Water in the Desert
July- September (Sabbatical Rev Peter Blundell) Jesus is…
October: The Book of Ruth
November-December: Called to live in God's Purpose

***'Surely the Lord is in this place, and I did not know it' - Genesis 28 v 16***

The latter part of 2025 and into 2025 has been a time of growth and restructuring for us as a community with three staff moving on. Christmas was our busiest in numeric terms since the pandemic and we engaged once again with families with a 'Bubble Church Christmas special'. This was well-received. Both our midnight and Christmas day services were well-attended.

2025 began with a series 'The Life of Jacob' inspired by Max Lucado's book 'God never gives up on you' and ran longer than planned to six sermons. The truth that God never gives up on us is one we all need to keep hold of in our own lives and during a very challenging season for the wider Church of England and a time of change for Holy Trinity. Jacob was a man who grappled to grasp God's grace and on many occasions was seemingly most undeserving of it. The series made us think afresh about the scandal of grace and we witnessed the continuing pursuit of Jesus towards us however short we may feel we merit it.

Following the departure our Children and Families Worker at the end of 2024 this work was faithfully held and stewarded by Anna-Maria Mason. In November an Interim Children's Team was formed (staffed by volunteers and overseen by Rachel Cooke and Rev Matthew Knox).

Our Sundays have seen new people attending (following our September 2025 Alpha Course) and we've been encouraged by new people willing to serve and use their gifts.

Here is a summary of key activities in 2025:
- Sunday Worship: This year we have seen a gradual growth in numbers attending our Sunday worship and an increase in numbers of families reached and engaged with.
- Alpha: A course ran from September-December 2025.
- Bubble Church: This service happened monthly @ 9.15am until July 2025.
- Interim Team for Children and Families: This was formed in the latter part of 2024 pending a recruitment process.
- There's a Table: A midweek gathering for worship and fellowship.
- Reflect met on Thursday throughout the year for Bible study, Prayer and Fellowship

- Community Garden: The Garden grew produce that was supplied to our Foodbank.
- Foodbank: During 2025, we provided foodbank parcels to people in need, all from our sheds at the Community Centre.
- Easter and Christmas: We ran a full range of both Easter and Christmas services
- 'Love Christmas' impacted over 300+ people in our community with a 'blessing' pack of resources (food, and craft etc).

**Church Building**
The last quinquennial inspection was undertaken in November 2024. The main observation was that the church building is generally in very good condition and well maintained, with no major causes for concern. The Key works of 2025 were as follows:

- Various running repairs to the hall and maintenance on the boiler
- The Vicarage Drive was resurfaced
- The Vicarage /Church fencing / gate and path

## 4. Financial Review

The PCC's main sources of funding are the free will offerings of church members and rental income from the hiring out of the Church Hall and the Castelnau Community Centre.

### 4.1 Financial Activity and Financial Position

The Statement of Financial Activities and Balance Sheet can be found on pages 10 and 11 respectively. The Church's reserves increased by £52,947 during the year (2024: decreased by £23,434). The balance sheet shows total net assets of £1,658,709 (2024: £1,605,762).

Included in total funds are amounts totalling £20,503 (2024: £17,145), which are restricted. These balances have either been raised for, and their use restricted to, specific purposes, or they comprise donations subject to donor-imposed conditions. Full details of these restricted funds can be found in note 9 to the accounts together with an analysis of movements in the year.

### 4.2 Reserves Policy

The PCC has examined the requirements for free reserves, i.e. those unrestricted funds not invested in tangible fixed assets. The PCC considers that, given the nature of the church's work, free reserves should be equivalent to approximately 6 months' routine general fund expenditure, plus committed future expenditure on other projects, where funds permit. The PCC is of the opinion that this provides sufficient flexibility to cover temporary shortfalls in incoming resources and will allow the church to cope and respond to unforeseen emergencies whilst specific action plans are implemented. At 31 December 2025 the church had net free reserves of £630,487 (2024: £580,170) as follows:

| | 2025<br>£ | 2024<br>£ |
|---|---|---|
| **Total reserves** | **1,658,709** | **1,605,762** |
| Less: restricted funds | (20,503) | (17,145) |
| Less: fixed assets | (1,007,719) | (1,008,447) |
| **Free reserves** | **630,487** | **580,170** |
| **Free reserves requirement:** | | |
| 6 month's budgeted routine expenditure | 150,000 | 150,000 |
| Fund for future church planting | 60,000 | 60,000 |
| Funding for anticipated site development plans | 420,487 | 370,170 |
| **Free reserves requirement:** | **630,487** | **580,170** |

**4.3 Investment Policy**
The church currently places funds not required for immediate use on bank current account. The PCC is in the process of formulating an investment policy as it considers funding required for the site development plans.

## 5. Plans for Future Periods

Mission to Barnes and Beyond: 2025 ended with news that Rev David Cooke will be moving on in July 2026 to take up the post as Rector of the Itchen Valley

In 2025 a Mission Action Plan was produced laying out the growth and recruitment aspirations for the church.

The PCC has convened and has a plan for the interregnum. A Parish Profile will be prepared in due course. Vacancy will commence on Monday July 20th.

## 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 charity and of the incoming resources and application of resources 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 25 July 2026 and signed on its behalf by:



**The Revd David Cooke**
**Chairman**

## THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF HOLY TRINITY BARNES

### Report of the Independent Examiner to the Parochial Church Council of The Parish of Holy Trinity Barnes

I report on the financial statements of The Parish of Holy Trinity Barnes for the year ended 31 December 2025, set out on pages 8 to 17.

This report is made solely to the Parochial Church Council in accordance with section 145 of the Charities Act 2011 (the Act). My independent examination has been undertaken so that I might state to the Parochial Church Council those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by the law, I do not accept responsibility to anyone other than the Trust and the Parochial Church Council for my independent examination, for this report, or the opinions I have formed. The charity's gross income exceeds £250,000 and I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales.

**RESPECTIVE RESPONSIBILITIES OF PAROCHIAL CHURCH COUNCIL AND EXAMINER**
The Parochial Church Council considers that an audit is not required for this year under section 144(2) of the Act and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 145 of the Act);
- To follow the procedures laid down in the General Direction given by the Charity Commission (under section 145(5)(b) of the Act); and
- To state whether particular matters have come to my attention.

**BASIS OF INDEPENDENT EXAMINER'S STATEMENT**
My examination was carried out in accordance with 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 seeking explanations from the Parochial Church Council concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

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

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



**Michael Jarrett**
25 July 2026

## THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF HOLY TRINITY BARNES

### 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 | | 263,155 | 4,430 | 267,585 | 246,663 | 12,723 | 259,386 |
| Charitable activities | | 544 | - | 544 | 564 | - | 564 |
| Other trading activities | | 45,613 | - | 45,613 | 41,950 | - | 41,950 |
| Investments | | 4,547 | - | 4,547 | 10,347 | - | 10,347 |
| Other | | 369 | - | 369 | - | - | - |
| **Total Income** | | **314,228** | **4,430** | **318,658** | **299,524** | **12,723** | **312,247** |
| **Expenditure on:** | | | | | | | |
| Raising funds | | 73 | - | 73 | - | - | |
| Charitable activities | 3 | 264,234 | 1,404 | 265,638 | 330,767 | 4,914 | 335,681 |
| **Total Expenditure** | | **264,307** | **1,404** | **265,711** | **330,767** | **4,914** | **335,681** |
| Net gains/(losses) on investments | | (332) | 332 | - | - | - | - |
| **Net income/(expenditure)** | | **49,589** | **3,358** | **52,947** | **(31,243)** | **7,809** | **(23,434)** |
| **Net movement in funds** | | **49,589** | **3,358** | **52,947** | **(31,243)** | **7,809** | **(23,434)** |
| **Total funds brought forward** | | **1,588,617** | **17,145** | **1,605,762** | **1,619,860** | **9,336** | **1,629,196** |
| **Total funds carried forward** | | **1,638,206** | **20,503** | **1,658,709** | **1,588,617** | **17,145** | **1,605,762** |

## THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF HOLY TRINITY BARNES

### Balance Sheet
### As at 31 December 2025

| | Note | Unrestricted Funds 2025 £ | Restricted Funds 2025 £ | Total 2025 £ | Total 2024 £ |
|---|---|---|---|---|---|
| **Fixed Assets** | | | | | |
| Tangible Assets | 4 | 1,007,719 | - | 1,007,719 | 1,008,447 |
| **Current Assets** | | | | | |
| Debtors | 5 | 43,627 | - | 43,627 | 48,844 |
| Cash At Bank And In Hand | | 603,608 | 20,503 | 624,111 | 581,601 |
| | | 647,235 | 20,503 | 667,738 | 630,445 |
| **Creditors - Amounts Falling Due Within One Year** | 6 | 16,748 | - | 16,748 | 33,130 |
| **Net Current Assets** | | 630,487 | 20,503 | 650,990 | 597,315 |
| **Net Assets** | | **1,638,206** | **20,503** | **1,658,709** | **1,605,762** |
| Represented By: | | | | | |
| **Restricted Funds** | 7 | - | 20,503 | 20,503 | 17,145 |
| **Unrestricted Income Funds** | 8 | | | | |
| General | | 1,578,206 | - | 1,578,206 | 1,528,617 |
| Designated | | 60,000 | - | 60,000 | 60,000 |
| **Total Funds** | | **1,638,206** | **20,503** | **1,658,709** | **1,605,762** |

The financial statements were approved by the PCC on 25 July 2026 and signed on its behalf by:



**Nathalie Rahman**
**Treasurer**

## 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 except for the revaluation of freehold land and buildings which are shown at market 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 PCC meets the definition of a public benefit entity under FRS 102.

**Going Concern**
There are no material uncertainties about the charity's ability to continue as a going concern and accordingly the accounts have been drawn up on a going concern basis.

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

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

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

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

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

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

- Governance costs comprise all costs involving the public accountability of the PCC and its compliance with regulation and good practice. These costs include costs related to the independent examination and legal fees.

Rentals under operating leases are charged as incurred over the term of the lease.

**1. Accounting Policies (continued)**

**Tangible Fixed Assets**
*Consecrated Property and Moveable Church Furnishings.* Consecrated land and benefice property such as the church building and vicarage is excluded the accounts in accordance with s10 of the Charities Act 2011. Moveable church contents are held by the vicar and churchwardens on special trust for the PCC and require a faculty for disposal. They are considered by the PCC to be inalienable property. All expenditure incurred on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is expensed within the Statement of Financial Activities.

*PCC Property.* The freehold land and buildings at the Stillingfleet Road Community Centre, Barnes SW13 is stated at valuation, having been valued for the first time in 2015. It will be revalued on a 5 yearly basis and the valuation was reviewed in 2021. The PCC has classified the property to Tangible Fixed Assets as a mixed motive investment, held partly for income and partly to further the PCC's charitable purposes. The property is not depreciated because the property will be subject to regular valuation.

*Other Fixtures, Fittings & Office Equipment.* The cost of other furniture, fittings and equipment, less any expected residual value, is depreciated on a straight line basis over the effective useful life of the asset, which has been estimated as five years.

**Debtors**
Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

**Cash at bank and in hand**
Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

**Creditors and provisions**
Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

**Fund accounting**
The funds held by the charity are either:

- Unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the trustees.
- Restricted funds - these are funds that can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

## 2. Income

| | Unrestricted Funds 2025 £ | Restricted Funds 2025 £ | Total 2025 £ | Total 2024 £ |
|---|---|---|---|---|
| Donations & legacies | | | | |
| Offerings and donations | 216,365 | 4,293 | 220,658 | 212,198 |
| Income tax reclaimed | 46,789 | 137 | 46,926 | 42,788 |
| Grants | - | - | - | 4,400 |
| | 263,154 | 4,430 | 267,584 | 259,386 |
| Charitable activities | | | | |
| Fee income (net) | 544 | - | 544 | 564 |
| Other trading activities | | | | |
| Rent (Castelnau Community Centre & allotments) | 44,419 | - | 44,419 | 39,000 |
| Lettings income – church hall | 991 | - | 991 | 2,950 |
| Outings and other parish events | 204 | - | 204 | - |
| | 45,614 | 0 | 45,614 | 41,950 |
| Investment income | | | | |
| Bank interest | 4,547 | - | 4,547 | 5,124 |
| Other | - | - | - | 5,223 |
| | 4,547 | 0 | 4,547 | 10,347 |
| Other | 369 | - | 369 | - |
| | **314,228** | **4,430** | **318,658** | **312,247** |

## 3. Expenditure on Charitable Activities

| | Unrestricted Funds 2025 £ | Restricted Funds 2025 £ | Total 2025 £ | Total 2024 £ |
|---|---|---|---|---|
| Provision of clergy | 84,323 | - | 84,323 | 84,249 |
| Church Life & Outreach | 91,541 | 1,329 | 92,870 | 109,371 |
| Gifts & grants | 12,430 | 20 | 12,450 | 31,501 |
| Provision of Buildings and Facilities | 35,495 | 40 | 35,535 | 50,658 |
| Provision of Office & Support | 39,445 | 15 | 39,460 | 58,222 |
| Governance | 1,000 | - | 1,000 | 1,680 |
| | **264,234** | **1,404** | **265,638** | **335,681** |

## 3. Expenditure on Charitable Activities (continued)

### 3a. Staff Costs

In addition to the many volunteers who give their time to the church, there were 5 (2024: 4) employees whose costs are included within the main cost categories of "Expenditure on Charitable Activities" (note 3 above). Their aggregate emoluments were as follows:

| | 2025<br>£ | 2024<br>£ |
|---|---|---|
| Gross salaries | 84,401 | 122,606 |
| Employer's National Insurance | 4,538 | 11,794 |
| Employer's Annual Allowance | (231) | (5,000) |
| Pension contributions | 1,278 | 2,890 |
| | **89,986** | **132,290** |
| Of which the following was paid to key management personnel: gross salaries | **42,610** | **74,072** |

These figures exclude the amounts paid to the Diocese for the vicar who is funded through the Parish Support Fund and direct stipend charges from the Diocese. Those costs were £41,991 (2024: £44,205). No employees received emoluments in excess of £60,000 during the year (2024: nil).

### 3b. Gifts & Grants

| | Unrestricted Funds 2025<br>£ | Restricted Funds 2025<br>£ | Total 2025<br>£ | Total 2024<br>£ |
|---|---|---|---|---|
| To organisations: | | | | |
| Castelnau Community Centre | 8,937 | - | 8,937 | 26,812 |
| Church Urban Fund | 50 | - | 50 | - |
| Grace Advocacy | - | - | - | 750 |
| | **8,987** | **0** | **8,987** | **27,562** |
| To individuals: | 3,443 | 20 | 3,463 | 3,939 |
| | **12,430** | **20** | **12,450** | **31,501** |

## 4. Tangible Fixed Assets

| | Freehold land & building £ | Fixtures, fittings & equipment £ | Total £ |
|---|---|---|---|
| **Cost** | | | |
| At 1 January 2025 | 1,000,000 | 55,168 | 1,055,168 |
| Additions | - | 881 | 881 |
| Disposals | - | - | - |
| At 31 December 2025 | 1,000,000 | 56,049 | 1,056,049 |
| **Depreciation** | | | |
| At 1 January 2025 | 0 | 46,721 | 46,721 |
| Charge for Year | - | 1,609 | 1,609 |
| Disposals | - | - | - |
| At 31 December 2025 | 0 | 48,330 | 48,330 |
| **Net Book Value** | | | |
| At 31 December 2025 | **1,000,000** | **7,719** | **1,007,719** |
| At 31 December 2024 | 1,000,000 | 8,447 | 1,008,447 |

All of the fixed assets are used for charitable purposes.

**Stillingfleet Road Community Centre**

The PCC owns the land and property at Stillingfleet Road, Barnes, London SW13. The land was originally gifted to the PCC and the cost of the building was expensed at the time it was incurred. The current Market Value of the freehold interest of the hall, with full vacant possession and in its existing condition is in the order of £1,000,000. The valuation was performed by Chartered Surveyors, Biscoe Craig Hall in March 2015.

*Background*

In 1928 at the time of the construction of the Castelnau estate the London County Council (LCC) conveyed the freehold land on Stillingfleet Road, Barnes SW13 9AQ for the purpose of building a church, a hall and a parsonage house. In fact, the only building erected was the estate church hall in which much activity took place, including church services. The hall was deconsecrated during the 1939-45 war and was never re-consecrated. In December 1978 the hall was leased to the London Borough of Richmond upon Thames (LBRUT) which undertook to manage all activities within the hall and maintain it in good repair. In March 1998 LBRUT surrendered the remainder of its tenancy and a new 25-year lease was granted to the Castelnau Centre Project (CCP). At all times the title to the land has been held by the South London Church Fund and Southwark Diocesan Board of Finance (and formerly the Rochester and Southwark Diocese) as custodian trustee for the PCC.

The CCP is a local charity helping to develop resources on the Castelnau estate for the whole community. The 25-year full repairing and insuring lease expired in March 2024. The PCC is currently negotiating a new lease and, as an interim measure, has agreed a tenancy at will with the CCP. The PCC has supported the CCP by donating a portion of the lease income back to CCP annually: lease income of £43,469 and a grant of £8,937 (2024 lease income: £39,000; 2024 grant £26,812).

## Notes to the Financial Statements
## For the year ended 31 December 2025

### 5. Debtors

| | 2025 £ | 2024 £ |
|---|---|---|
| Income tax recoverable | 43,557 | 47,086 |
| Other debtors | 70 | 1,758 |
| | **43,627** | **48,844** |

### 6. Creditors - Amounts Falling Due Within One Year

| | 2025 £ | 2024 £ |
|---|---|---|
| Accruals | 2,992 | 2,331 |
| Other creditors including taxation and social security | 3,116 | 10,030 |
| Trade creditors | 10,640 | 20,769 |
| | **16,748** | **33,130** |

### 7. Restricted Funds

**7a Current Year**

| | At 1 January 2025 £ | Income £ | Expenditure £ | Transfers £ | Gains/ (losses) £ | At 31 December 2025 £ |
|---|---|---|---|---|---|---|
| Bluescapes | 2,503 | - | - | - | - | 2,503 |
| Bubble Church | 4 | 115 | (119) | - | - | 0 |
| Collection for Ukraine | 0 | - | - | 385 | - | 385 |
| Cost of living | 5,936 | - | - | - | - | 5,936 |
| Mental health training | 300 | - | - | - | - | 300 |
| Foodbank | 8,299 | 3,874 | (1,224) | - | - | 10,949 |
| Vicar's Discretionary Fund | 50 | 400 | (20) | - | - | 430 |
| Flowers & garden maintenance | 0 | 40 | (40) | - | - | 0 |
| Open Church | 53 | - | - | (53) | - | 0 |
| | **17,145** | **4,429** | **(1,403)** | **332** | **0** | **20,503** |

## 7. Restricted Funds (continued)

| 7b Prior Year | At 1 January 2024 £ | Income £ | Expenditure £ | Transfers £ | Gains/ (losses) £ | At 31 December 2024 £ |
|---|---|---|---|---|---|---|
| Bluescapes | 0 | 4,000 | (1,497) | - | - | 2,503 |
| Bubble Church | 0 | 378 | (374) | - | - | 4 |
| Hannah Gentry | 0 | 150 | (150) | - | - | 0 |
| Cost of living | 5,936 | - | - | - | - | 5,936 |
| Mental health training | 300 | - | - | - | - | 300 |
| Foodbank | 2,897 | 7,690 | (2,288) | - | - | 8,299 |
| Vicar's Discretionary Fund | 200 | - | (150) | - | - | 50 |
| Flowers & garden maintenance | 0 | 455 | (455) | - | - | 0 |
| Open Church | 3 | 50 | - | - | - | 53 |
| | **9,336** | **12,723** | **(4,914)** | **0** | **0** | **17,145** |

Descriptions of the main restricted funds are as follows:

**Bluescapes** – A fund established with a grant of £4,000 from Community BlueScapes, which is a partnership between the London Borough of Richmond upon Thames, Barnes Common Limited, and WWT. The grant was awarded to expand rainwater harvesting from the church buildings and composting systems in the church garden; create a rain garden and habitat wall; and install a small polytunnel. The grant is restricted for this purpose. As at 31 December 2025, £1,497 was spent, leaving an underspend of £2,503.

**Love Christmas** – A fund established to support the Love Christmas initiative whereby 'blessing' packs of resources (food, craft etc.) were delivered to many members of the community in time for Christmas.

**Foodbank** – A fund established to support the operations of the Foodbank, which is operated by Holy Trinity Barnes as a satellite of Richmond Foodbank.

**Vicar's Discretionary Fund** – A fund established out of a donation from another charity, to be used at the Vicar's discretion.

**Cost of living** – A fund established to support members of the church or the parish through the cost-of-living crisis.

## 8. Unrestricted Funds

| 8a Current Year | At 1 January 2025 £ | Income £ | Expenditure £ | Transfers £ | Gains/ (losses) £ | At 31 December 2025 £ |
|---|---|---|---|---|---|---|
| General | 1,528,617 | 314,228 | (264,307) | (332) | - | 1,578,206 |
| **Designated Fund:** | | | | | | |
| Church plant | 60,000 | - | - | - | - | 60,000 |
| | **1,588,617** | **314,228** | **(264,307)** | **0** | **0** | **1,638,206** |

## 8. Unrestricted Funds (continued)

| 8b Prior Year | At 1 January 2024 £ | Income £ | Expenditure £ | Transfers £ | Gains/ (losses) £ | At 31 December 2024 £ |
|---|---|---|---|---|---|---|
| General | 1,559,860 | 299,524 | (330,767) | - | - | 1,528,617 |
| **Designated Fund:** | | | | | | |
| Church plant | 60,000 | - | - | - | - | 60,000 |
| | **1,619,860** | **299,524** | **(330,767)** | **0** | **0** | **1,588,617** |

**Church plant** – a fund established in 2015 to support further church planting activities.

## 9. Operating Lease Commitments

The total future minimum lease payments under non-cancellable operating leases are payable:

| | 2025 £ | 2024 £ |
|---|---|---|
| Not later than one year | 822 | 1,097 |
| Later than one year and not later than five years | - | 822 |
| | **822** | **1,919** |

## 10. Related Party Transactions

Members of the PCC gave a total of £42,801(2024: £27,313) in unrestricted offerings and donations during the year.

The church purchased communion bread for £15 (2024: £36) from Nourish and Grow. Nourish and Grow Is a Community Interest Company whose founder, Helen Hewitt, is married to the PCC Treasurer, David Hewitt.