





St Mary's Church Battersea

Annual Reports & Accounts 2025

Presented at the Annual Parochial Church Meeting 12 April 2026

St Mary's BATTERSEA
Growing together with God

Vicar's Report

Dear Congregation & Parishioners of St Mary's,

It has been a thorough joy to land in Battersea and to begin my time as your vicar. In many ways St Mary's is in fantastic shape: the congregations are in good heart, the music is excellent, the building and grounds are well-kept, and the surrounding parish is vibrant. What's not to love? Of course it is also my job to come in and look outside these markers of excellence, towards that which is in need of work in our church and our parish: where are the opportunities for us to grow deeper in faith, to expand in our service of our neighbours, and to better steward our gifts well for future generations?

I have gratefully read up on the work done by congregation members in advance of advertising for a new vicar: work in describing the strengths, weaknesses, and opportunities of St Mary's. Discussing these notes with the PCC, many felt that what was important in a new Mission Action Plan, one that could take us to 2030, was simplicity and clarity. A MAP is needed that can be known and owned by all who are a part of the church, and which gives room for improving what's already going well, as well as welcoming the new. The proposed headings include: (1) Welcome & nurture (2) seeking the good of Battersea and (3) Music, art, and creativity for all. We will discuss these at the APCM.

2025 has been a financially draining year for the Parish, as you will see in the accounts. The high costs that came from bringing the Moorings project to a close, the doubling-up on staff costs, and maintenance fees for parish properties have all taken a toll on our reserves. The loss of Thomas's Kindergarten from our crypt in October 2026 will create a further financial challenge. However, thanks in large part to Ed Standring and our current Wardens, we are well en route to turning around our finances and working in the direction of a balanced budget over the coming 2-3 years. I urge you to see the crypt vacancy as the opportunity that it is. Our crypt is not only a brilliant resource for our congregational life but a collection of spaces that can be easily hired, and with some effort I am confident that it will continue to serve us well.

Looking forward to the 250th Anniversary of St Mary's current church building, you will have heard of the #StMarys250 fundraising campaign. I encourage you to

consider how you might support not just this campaign, but how you donate towards St Mary's as part of your regular charitable giving. One-off donations to this campaign are gratefully received; even better is signing up to give regularly via the Parish Giving Scheme's direct debit function. Please speak to our Treasurer or our Parish Manager if you haven't already signed up and are in a position to give regularly. And do keep an eye and an ear open for announcements of all the special #StMarys250 events which will be upcoming this year and next.

If I could sum up what I think a church should be attempting to do, it would be something like, 'to love Christ and make that love known in word and deed.' There is so much love for Christ, for people, and for all God's creation at St Mary's. I am proud to journey with you during this chapter of parish life.

And finally: a personal word of thanks. You continue to make me, Max, Isidor and the ~~donkey~~ dog so welcome here. It means the world. Thank you.

With every blessing,

The Rev'd E M Clark

AGENDA for the Annual Vestry Meeting
and the Annual Parochial Church Council 2026
St Mary's Church, Battersea
Sunday 12 April 2026 – 10.00AM

Annual Vestry Meeting 2026

1. Apologies for absence
2. Minutes of Annual Vestry Meeting 2025
3. Election of People's Warden
4. Appointment of Vicar's Warden

Annual Parochial Church Meeting 2026

1. Apologies for absence
2. Minutes of Annual Parochial Church Meeting 2025
3. Matters arising
4. Battersea Deanery Synod Elections
5. Parochial Church Council Elections
6. Annual Report of the Business of the Parochial Church Council 2025
7. Financial Statements of the Parochial Church Council 2025
8. Appointment of Independent Examiner for 2026
9. Churchwardens' Report on Fabric, Goods and Ornaments 2025
10. Report on the Proceedings of the Battersea Deanery Synod 2025
11. Electoral Roll Officer's Report 2025
12. Matters raised by Parishioners

St Mary's BATTERSEA
Growing together with God

MINUTES OF THE ANNUAL VESTRY MEETING AND ANNUAL PAROCHIAL CHURCH MEETING OF ST MARY'S BATTERSEA SUNDAY 11 MAY 2025 AT 12.30 pm

Present: Venerable Stephen Taylor, Priest in Charge, and 25 Parishioners
Apologies: Stuart McAlpine, David Britten, Carol and Michael Bailey, Libby Bradshaw, Gordon Stewart, Leslie Spatt

The Annual Vestry Meeting

1. **Apologies for absence** were noted.
2. **Minutes of the meeting held on 21 April 2024** were received and approved. There were no matters arising.
3. **Election of People's Warden**
   Stuart McAlpine was duly nominated and elected.
4. **Nomination of Vicar's Warden**
   The Priest in Charge thanked Evalyn Lee for all she had done as Vicar's Warden. The meeting thanked Evalyn with applause and a bouquet.
   The Priest in Charge nominated David Britten as Vicar's Warden, to acclaim from the meeting.

The Annual Parochial Church Meeting

1. **Minutes of the meeting held on 21 April 2024** were received and approved.
2. **Matters arising**
   There were none.
3. **Election of up to two members of the Parochial Church Council**
   Leslie Spatt and Gordon Stewart were duly nominated and elected.
4. **Annual Report of the Parochial Church Council 2024**
   The Priest in Charge reported on the year as described in the Annual Report, which was accepted by the meeting.
5. **Financial Statements for the year ended 31 December 2024**
   These were approved. The Priest in Charge emphasised the need to be a more generous church. If people were ready to increase their giving it would be possible, for example, to support the work of a church overseas.
6. **Appointment of Independent Examiner 2025**
   The meeting appointed Hartley Fowler LLP as independent examiner for the year ahead.
7. **Church Wardens' report on the fabric, goods and ornaments of the Church**
   The meeting noted this report as contained in the Annual Report
8. **Report of the Battersea Deanery Synod**
   The meeting noted this report.

9. **Electoral Roll Officer's report**
   The Electoral Roll Officer reported that the Roll had been renewed and stood at 115 members.
10. **Matters raised by Parishioners**
    Denis Doble raised his concern at the effect of speedy cycling through the churchyard, which is difficult to control.

    The meeting closed at 12.50 pm.

Churchwardens Fabric Report

Please see page 2 of the Accounts.

Treasurer's Report

Please see page 3 of the Accounts.

Electoral Roll Officer Report

The number of electors upon the Church Electoral Roll, as revised in Preparation for the annual Meeting in the year 2026, was 133.

Sarah Macnab, PCC Secretary and Electoral Roll Officer

Deanery Synod Representatives' Report

The Deanery Synod consists of clergy and Lay representatives from all the churches within the Battersea Deanery. Currently the St Mary's representatives are Libby Bradshaw and Charlotte Kirwan. We meet three times a year.

In June 2025 at the deanery garden party, we watched a short video on the link between Kingston Episcopal Area and the Diocese of Matabeleland in Zimbabwe. The support given to St Cecilia's School in Matabeleland was particularly impressive. Our Area Dean, Revd Ian, encouraged us to consider a deanery donation in support of the link. We agreed to donate £5,784.07 which has been in a dormant HSBC account.

The October meeting welcomed two guest speakers, Bridget, Archdeacon of Wandsworth and Reg Amoah, Racial Justice Training and Resources Officer for the diocese. Bridget's talk was: "How can we nurture and celebrate the relationship between our Deanery and the Diocese?", followed by a Q&A session. Reg shared information on resources available to support our parishes in the vital work of racial justice. We were all encouraged to attend 'Unconscious Bias' training, the next session is at St Michael's Church on Thursday 16th April at 7-9pm. This was an open meeting welcoming anyone from the deanery.

Our final meeting was in February this year where we discussed ideas for future topics for meetings.

Our next Deanery Synod meeting will be the summer garden party which will be held at St Mary's on Thursday 25th June. Further details of this will appear in future newsletters.

Libby Bradshaw

St Mary's Battersea 2026-2030
Mission Action Plan Discussion for APCM

We believe that 'the Word became flesh and pitched Its tent among us.' God is in our midst, in church and parish, and we wish to know God more fully in worship, in one another, and in our daily lives.

We believe God is calling us at St Mary's Battersea to:

... be a church of welcome and nurture
... be a church that cares about our parish of Battersea and seeks its good
... be a church where good music and art are accessible to all

At our APCM, we are asking you to consider the following questions:

(1) How has St Mary's welcomed you and nurtured you on your faith journey?

(2) Looking outwards from church to community: how, in the past or the present, do you see St Mary's loving our neighbours in Battersea? Where do you see God's Spirit of love, justice and peace already at work in Battersea?

(3) We are blessed with wonderful music and art in our church. What would you like to see to continue in this area of our church life, or begin?

REGISTERED CHARITY NUMBER: 1143469

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 MARY'S BATTERSEA

Hartley Fowler LLP
Chartered Accountants
4th Floor Tuition House
27-37 St George's Road
Wimbledon
London
SW19 4EU

THE PAROCHIAL CHURCH COUNCIL OF
THE ECCLESIASTICAL PARISH OF
ST MARY'S BATTERSEA

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FOR THE YEAR ENDED 31 DECEMBER 2025

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THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST MARY'S BATTERSEA

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

The Parochial Church Council of the Ecclesiastical Parish of St Mary's Battersea (the 'Charity' or the 'PCC', as the context may require) presents its trustees' report and the financial statements (together, the 'Annual Report') of the Charity for the year to 31 December 2025 (the 'Reporting Period').

The PCC (all of whom are de facto trustees) confirm that the Annual Report of the charity complies with the current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

The PCC confirms that the Charity has in the Reporting Period operated in accordance with its charitable objects and is a going concern.

Since the Charity qualifies as small under the Charities Act 2011, the Strategic Report required of large charities has been omitted. A commentary (see 'achievements and performance' below) has been provided by the PCC.

OBJECTIVES AND ACTIVITIES

Policies and Objectives

The policies and objectives of the Charity are promoting in the ecclesiastical parish the whole mission of the Church of England, pastoral, evangelistic, social and ecumenical.

In setting objectives and planning for activities, the PCC has given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

Strategies for Achieving Objectives

The PCC of The Ecclesiastical Parish of St Mary's Battersea (the 'Parish') has the responsibility for the Charity's co-operating with the Vicar in promoting in the Parish the whole mission of the Church of England, pastoral, evangelistic, social and ecumenical.

The PCC's Standing Committee, which is required by law, has the power to transact the business of the PCC between its meetings, subject to any directions given by the PCC. It comprises: the Vicar, the Churchwardens and Treasurer, and two other elected Members of the PCC, currently Gordon Stewart and Jenny Scott-Thompson. Members of the PCC are elected by the Annual Parochial Church Meeting (the 'APCM') in accordance with the Church Representation Rules.

Significant activities

When planning our activities during the year, the incumbent and the PCC have considered the Charity Commission's guidance on public benefit and the specific guidance on charities for the advancement of religion.

The PCC has a 'Mission Action Plan' which is aimed at enabling as many ordinary people to live out their faith as part of our parish community, through:

- Worship and prayer; learning about the Christian faith; developing knowledge of and faith in Jesus Christ.

- Provision of pastoral care for people within the parish, whether they are Christians or not, or whether they attend church or not; this has provided the congregation and the church with many opportunities to support their neighbours and local residents.

- Missionary and evangelistic work.

- Promoting the common good;

- Stewarding of the London Borough of Wandsworth's only Grade 1 Listed Church - and a building of historic significance - in this generation, for current and future use; St Mary's Churchyard continues as a focal point for people taking fresh air and exercise. The PCC works hard to improve the Churchyard in ways that make it even more welcoming.
- Ownership and maintenance responsibilities for two properties at Flat 2, Pritchard Court, Granfield Street, London SW11 3JQ and Flat 16 Winfield House, Vicarage Crescent, London SW11 3LN.

The PCC see these objects as being charitable activities for public benefit and confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

ACHIEVEMENTS AND PERFORMANCE
Charitable activities
Mission Action Plan Implementation

The PCC has a Mission Action Plan (MAP) based on the Five Marks of Mission of the Anglican Communion:

1. To proclaim the Good News of the Kingdom (Tell)
2. To teach, baptise and nurture new believers (Teach)
3. To respond to human need by loving service (Tend)
4. To transform unjust structures of society, to challenge violence of every kind and pursue peace and reconciliation (Transform)
5. To strive to safeguard the integrity of creation, and sustain and renew the life of the earth (Treasure)

The MAP (available at ww.stmarysbattersea.org.uk/mission-action-plan-2020-2025/) lays out in detail the PCC's plans to respond to these areas of mission.

Safeguarding

Members of the PCC remain up to date in their safeguarding training and the PCC is well served by Mrs Debbie Apostolides, Parish Safeguarding Officer. Several safeguarding concerns were addressed during the year, and the PCC is grateful for the advice and support it has received from the Diocesan Safeguarding Team.

Fabric Matters

In 2025 our Priest-in-Charge, then our Vicar and our Churchwardens, continued to exercise their responsibilities as custodians of the Church's fabric and a number of areas of work were undertaken during the year. The condition of the Church remains generally good (as reported in the last Quinquennial Inspection undertaken by its Inspecting Architect in April 2022), though the PCC (as previously reported in 2024 and as further mentioned below) continues to move forward with the projects and requisite permissions for the redecoration of the portico and replacement for our external lighting system. All regular maintenance and small repairs of the Church have been conducted in good order.

Portico: The PCC, in partnership with the Church Architect, are continuing to work on the project to repair and redecorate the portico as detailed in previous years reports. The Diocesan Advisory Committee granted the Faculty and preliminary consents in summer 2025. Subsequent tendering was then completed and submitted to the PCC for consideration with a notable point that the costs of doing so have significantly risen. Alongside the design considerations on suitable plaster, paintwork and colour, plans are also underway on how to fund this project in 2026.
External Lighting: The old electrical lighting of the Church has started to fail in 2023 and in 2024 the PCC determined to replace and improve the external lighting of the Church both in terms of changing to LED lighting and improving the visual aspect. Application to Faculty was made in 2025 and the PCC is in discussion with the DAC who are encouraging of the scheme but require further clarification and consideration on raised points regarding lighting design and technical matters. This is ongoing at present.
River Pathway and Churchyard Pathways: Temporary Lighting was installed to light the river path, on grounds of safety in late 2024. Permanent lighting for the river and churchyard has been incorporated into the design of external lighting project detailed above upon which the temporary lighting will be removed.
Moorings: Following the decision to not proceed with building the moorings out, the PCC informed barge owners and closed this option for the future. The Landrail barge which had been trespassing was finally removed by the Port of London Authority. The PCC have retained one licenced barge on the current mooring against the river wall and will not grant any further licences for barges. The question of retaining the existing piles remains open and will be addressed in 2026.
River Wall: Wandsworth Council have assumed responsibility for the repair of the river wall that is part of the Churchyard. This repair project started in 2025 with surveys and assessments of the river wall and railings and will continue in 2026.
Goods and Ornaments of the Church: These remained unchanged in 2025.

The PCC remains grateful to Mrs Sue Lucas, Mr David Britten and Mrs Roz Massouras as well as the other volunteers for their sterling work in caring for and looking after the Churchyard.

Property

The PCC continues to own two properties, 2 Pritchard Court, Granville Street, SW11 and 16 Winfield House, Vicarage Crescent, SW11. In 2025, both properties were let out at market rate and managed by the Parish Office but alongside this the PCC determined to sell 16 Winfield House and this process is expected to complete in 2026. The PCC will agree how the funds from the sale will be reinvested.

Little Lou's Coffee Cart partnership with St Marys began at the end of January 2025 and has become an integral part of the Churchyard. The PCC look forward to continuing this relationship in 2026. We also have increased our use of the Church as a venue with uptake on local groups (e.g Browies, Commuity Art) and musicians/musical groups using the Church for rehearsal space. Marcy Roberts continues as Artist in Residence until October 2026.

Finance & Stewardship

The PCC reports on the financial aspects of its work elsewhere in this report. The PCC was pleased to be able to increase its pledge to the Diocesan Parish Support Fund to £105,700. This funds the ministry of our vicar and contributes - as a richer, larger church - to providing clergy in poorer, smaller parishes.

The PCC continues to look at ways in which it can encourage greater giving from its members. In 2025 launched the Parish Giving Scheme alongside the APCM and continues to encourage its members to join of which there is good traction. The expected benefits of more timely gift aid payments, reduced administration and giving donors the option to link their gifts to donation, thereby helping St Mary's avoid static giving have started to be realised. Encouraging take up of this scheme will remain a priority in 2026.

Church Life

The PCC and members of St Marys welcomed the Reverend Erin Clark as the new Vicar of St Mary's on the 15th October 2025. The Venerable Stephen Taylor who was serving in capacity as Interim Priest in Charge left St Mary's on the 27th July 2025 whereupon St Mary's entered a period of vacancy from the 26th July - 15th October 2025. Felicity Brindle left as Parish Manager at the end of September from the permanent post and Mary Atkins was appointed as the new Parish Manager on the 4th November 2025.

More generally the PCC has been pleased to see a continuing recovery of numbers attending church across the year continuing from 2024. The level of engagement to parish activities increased from 2024 with increased activity during Lent specific activities, fundraising and awareness events such as the Auction, Turner Festival and speaker talks. The PCC remains hopeful and positive and has been encouraged by the regular arrival of new church members from across the age range, nationalities, and representing the full diversity of the neighbourhood.

Worship has continued to be offered across a range of styles and traditions on a Sunday and across the week and numbers attending the 8.30am and 9.30am monthly Family@Church service continue to grow while the numbers attending the 11am remain steady. The PCC has continued to fund the work of St Mary's Choir and the wider musical life of the church and our choir continues to attract new members, and is particularly strong at attracting younger adults to join.

During 2025, the church was host to 14 baptisms, 10 weddings or wedding blessings, 10 funerals and 1 burial of ashes; banns of marriage were read for 13 couples.

FINANCIAL REVIEW

Financial position

As shown in the Statement of Financial Activities the net assets held by the PCC decreased by £217,304 from £2,036,981 (2024) to £1,819,677.

Financial Review and Future Income

In December 2025, the PCC received formal notice from a major tenant of the Crypt regarding the non-renewal of their lease in October 2026. While this is expected to result in a reduction of rental income of approximately £33,000 per annum starting in late 2026, the PCC has already secured revised terms for the tenant's continued weekly use of the church facilities. The Trustees are actively exploring further rental opportunities to mitigate the remaining shortfall and remain confident that this change does not impact the Charity's status as a going concern.

FINANCIAL REVIEW

Investment policy and objectives

The PCC continues to hold funds in the CCLA, specifically the Church of England Investment fund. These investments are held in line with a faith-consistent investment policy, developed by CCLA, to reflect Christian and Anglican teachings and grounded in the advice produced by the Church of England's Ethical Investment Advisory Group. The fund aims to provide a total return (growth in capital and income) over the long term (defined as five years) of UK CPI + 5% per annum, before costs and charges.

The PCC continues to hold funds in a Charities Property Fund, which is a Common Investment Fund regulated by the Charity Commission, invested in commercial real estate in an ethical, responsible and tax-efficient way. The PCC resolved to take the quarterly distribution as income going forward rather than reinvesting as previously.

Reserves policy

The Charity aims to maintain sufficient reserves in cash to meet one month's parish support and staff costs, which currently equates to £13,000. The cash at bank balance at the year-end was £20,603.

Going concern

After making appropriate enquiries, the PCC has a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, the PCC continues to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

The Parochial Church Council (PCC) is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure (1956) (as amended) and the Church Representation Rules 2020. The PCC is a registered charity, number 1143469.

Recruitment and appointment of new trustees

The management of the Charity is the responsibility of the PCC (as trustees), whose composition is elected and co opted under the terms of the Measure and Rules.

Risk management

The PCC have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks. The risk assessment is reviewed on an annual basis.

The primary areas of risk assessment are:

- Governance:

Failure of good governance, including a lack of clear vision and strategy, would impede the church's capacity to fulfil its mission to the local community as well as to church members. The potential impact on membership numbers, as a result of such a failure, could then directly affect voluntary donations and the overall income stream of our church. Observing Church of England governance and robust collaborative leadership within the church itself will contribute to mitigating this risk.

- Finance:

The primary source of income is from voluntary giving from the congregation. This is generated by regular teaching on giving, promoting of HMRC Gift Aid and other tax efficient giving, and communication to keep members aware of the financial state of their church and any needs arising. Members of the congregation are effectively stakeholders who directly benefit from any donations made so communication is key, and every effort is made to be transparent with the members. The Church of England provides a strong administrative structure to support if necessary.

STRUCTURE, GOVERNANCE AND MANAGEMENT

- Safeguarding:

The impact of a failure in Safeguarding would be detrimental to the individuals involved as well as the reputation of our church community as a whole. Robust processes and training of staff and volunteers are in place to prevent such an event.

- Health and Safety (H&S) and Buildings:

Good H&S policies and procedures, combined with good care and maintenance routines, reduce risk of damage to personnel and property. In this regard, the PCC has at all times followed guidance and instruction by HM Government and the Diocesan Bishop.

- Insurance:

The PCC holds and reviews annually the necessary insurances for general premises and operational risks, including as employer, and with the relevant public liability cover, through its 'policy with Ecclesiastical Insurance Group.

- Additional Written Risk Assessments:

In addition to general operational risk assessment, any one-off or new activity is the subject of an internal written risk assessment.

- Inspection:

The Archdeacon of Wandsworth conducts an Annual Inspection of the Church and its Fabric, Goods & Ornaments and the Wardens are asked to provide a response to his annual Articles of Enquiry.

Additional Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at our church and to use it in other ways. It hopes that those who do will become part of our church community. The PCC maintains an overview of worship and makes suggestions on how worship can involve as many groups as possible that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
1143469

Principal address
The Parish Office
St Mary's Church Crypt
Battersea Church Road
London
SW11 3NA

Trustees
PCC (Trustees)

Reverend Erin Clark (Vicar & Chair) - Appointed 15/10/2025
Edward Standring (Honorary Treasurer) - Appointed 15/09/2025
Stuart McAlpine (Churchwarden)
David Britten (Churchwarden) - Appointed 13/02/2025
Gordon Stewart
Leslie Spatt
Jenny Scott-Thompson
Elizabeth Bradshaw
Susan Crace
Charlotte Kirwan - Appointed 13/02/2025
The Venerable Stephen Taylor (Former Priest in Charge) - Resigned 27/07/2025
Daniel Garrigan (Former Honorary Treasurer) - Resigned 15/09/25
Evalyn Lee (Former Churchwarden) - Resigned 13/02/25

Independent Examiner
Jonathan Askew FCA
Hartley Fowler LLP
Chartered Accountants
4th Floor Tuition House
27-37 St George's Road
Wimbledon
London
SW19 4EU

BOOKKEEPERS
Warrener Stewart
Chartered Accountants
Harwood House
43 Harwood Road
London
SW6 4QP

BANKERS
National Westminister Bank PLC
66/68 St Johns Road
Clapham Junction
London SW11 1PB

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Charity law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under charity law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011 and The Charity (Accounts and Reports) Regulations 2008. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 17 March 2026 and signed on its behalf by:

Erin Clark - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST MARY'S BATTERSEA

Independent examiner's report to the trustees of The Parochial Church Council of the Ecclesiastical Parish of St Mary's Battersea

I report to the charity trustees on my examination of the accounts of The Parochial Church Council of the Ecclesiastical Parish of St Mary's Battersea (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

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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.

Jonathan Askew FCA

Hartley Fowler LLP
Chartered Accountants
4th Floor Tuition House
27-37 St George's Road
Wimbledon
London
SW19 4EU

Date: .....

THE PAROCHIAL CHURCH COUNCIL OF
THE ECCLESIASTICAL PARISH OF
ST MARY'S BATTERSEA

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 Unrestricted fund £	2024 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		109,920	128,056
Charitable activities			
Income from church activities		27,011	25,692
Rents, licences and related income	2	137,500	123,339
Total		274,431	277,087
EXPENDITURE ON			
Charitable activities	3		
Central Internal (Office & Admin) Outlay		65,287	62,885
Central Other (Contracted In) Outlay		76,150	51,352
Ministry Expenses		112,679	131,594
Music		33,063	40,196
Property and investment management		26,947	13,480
Wedding & Funeral		10,650	8,856
Total		324,776	308,363
Net gains/(losses) on investments		(166,959)	57,473
NET INCOME/(EXPENDITURE)		(217,304)	26,197
RECONCILIATION OF FUNDS			
Total funds brought forward		2,036,981	2,010,784
TOTAL FUNDS CARRIED FORWARD		1,819,677	2,036,981

CONTINUING OPERATIONS
The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes form part of these financial statements

THE PAROCHIAL CHURCH COUNCIL OF
THE ECCLESIASTICAL PARISH OF
ST MARY'S BATTERSEA

BALANCE SHEET
31 DECEMBER 2025

	Notes	2025 Unrestricted fund £	2024 Total funds £
FIXED ASSETS			
Investments in marketable securities			
Investments in marketable securities	8	752,052	788,446
Investment property	9	581,000	1,215,000
		1,333,052	2,003,446
CURRENT ASSETS			
Debtors	10	501,418	19,198
Cash at bank	11	20,773	39,686
		522,191	58,884
CREDITORS			
Amounts falling due within one year	12	(35,566)	(25,349)
NET CURRENT ASSETS		486,625	33,535
TOTAL ASSETS LESS CURRENT LIABILITIES		1,819,677	2,036,981
NET ASSETS		1,819,677	2,036,981
FUNDS	13		
Unrestricted funds		1,819,677	2,036,981
TOTAL FUNDS		1,819,677	2,036,981

The financial statements were approved by the Board of Trustees and authorised for issue on 17 March 2026 and were signed on its behalf by:

Erin Clark - Trustee

Edward Standring - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

These financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Critical accounting judgements and key sources of estimation uncertainty

Management have not made any individual critical accounting judgements that are material to the company accept for the valuation of the investment properties determined by a review of similar properties in the vicinity.

Going concern

The financial statements have been prepared on the assumption that the PCC is able to continue as a going concern, which the trustees consider appropriate having regard to the current level of unrestricted reserves, the financial position, future plans and the expected level of income and expenditure 12 months from authorising these financial statements. The PCC considers that there are no material uncertainties about the charity's ability to continue as a going concern.

Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Voluntary income is received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when receivable.

Donations are recognised when the charity has been notified in writing of both the amount and settlement date.

Grants are recognised where the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be reliably measured.

Legacies are recognised on the earlier of the date when amounts are received or when the charity has been notified of the executor's intention to make a distribution.

Investment income comprises dividends received from the Charities Property Fund holding in fixed asset investments.

Rental income from investment properties is recognised when receivable.

Interest received is accounted for when receivable.

1. ACCOUNTING POLICIES - continued

Expenditure
Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support cost .

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

These are investments in real property which are let to generate income for the church and are shown at the most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation
Non trading charitable income falls outside of the scope of the Income and Corporation Taxes Acts (ICTA) and hence is not liable to corporation tax. Primary purpose trading income and other trading income (within certain limits) are not normally liable to corporation tax where these have been applied in accordance with the charitable objects.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds 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.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Debtors
Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Marketable securities
Liquid marketable securities (traded on a public market or redeemable from open-ended schemes, by right and on notice) are held for investment purposes in line with HMRC guidelines for charities and are tax-exempt (provided applied in keeping with the Charity's charitable objects). The PCC values them at their most recent current quoted marked-to-market valuation at the daily close of business of the relevant market or exchange (while liquid, else on normally accepted prudent valuations, which shall include independent customary expert valuation by a relevant professional organisation member such as RICS), and records their total return (including realised and unrealised price changes and income thereon paid or accrued) as income gains or losses, as the case may be.

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 acquisition or opening of the deposit or similar account (including non-bank deposit pooled investments and cash in broker or custody accounts).

Foreign currency
The PCC's accounts do not contain direct exposures to foreign currencies. Its investments in marketable securities may contain indirect exposure to foreign currencies, which exposure the PCC expects to have hedged into Sterling by confining itself (unless noted in these accounts) to Sterling-denominated assets wherein underlying foreign currency exposures have been principally hedged into Sterling.

1. ACCOUNTING POLICIES - continued

Debtors

Liabilities and provisions
Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

Irrecoverable VAT
The PCC is not VAT registered and is unable to claim VAT relief. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

Financial instruments
The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Fund accounting
General funds are unrestricted funds which are available for use at the discretion of the PCC in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the PCC for particular purposes, but are not segregated or restricted and do form part of general funds.

Restricted Funds (which are funds restricted and safeguarded under contract of deed of trust to a single purpose distinct from general funds) it is the Charity's current policy not to have, and which, in the Reporting Period, it did not have. Accordingly, 'total funds' columns in these Financial Statements comprise only general funds.

2. RENTS, LICENCES AND RELATED INCOME

	2025	2024
	£	£
Rents received	106,138	95,956
Other fixed asset invest - FII	21,568	26,640
Deposit account interest	9,794	743
	137,500	123,339

3. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 4)	Support costs (see note 5)	Totals
	£	£	£
Central Internal (Office & Admin) Outlay	65,287	-	65,287
Central Other (Contracted In) Outlay	73,126	3,024	76,150
Ministry Expenses	112,679	-	112,679
Music	33,063	-	33,063
Property and investment management	26,947	-	26,947
Wedding & Funeral	10,650	-	10,650
	321,752	3,024	324,776

4. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025	2024
	£	£
Staff costs	48,144	43,359
Diocesan Fund Contribution	100,000	110,000
Mission and Outreach	3,315	8,386
Music Costs	33,063	40,196
Events	9,364	13,208
Wedding & Funeral Costs	10,650	8,856
Repairs & Renewals	47,859	22,292
Utilities and premises expense	38,821	19,633
Admin & Other Expenses	12,345	12,425
Bookkeeping	7,103	14,071
Printing, Postage & Stationery	4,049	5,983
Insurance	7,039	7,074
	321,752	305,483

5. SUPPORT COSTS

Governance costs included within support costs include:

	2025	2024
	£	£
Independent examiner's fee (excluding VAT)	1,995	1,900
Independent examiner's fee for non-independent exam work	1,029	980
	3,024	2,880

6. TRUSTEES' REMUNERATION AND BENEFITS

During the Reporting Period the Charity received the services of two clergy, trustees of the Charity, whose remuneration and benefits therefor were at normal scales and rules for the Diocese of Southwark and were borne either directly by the Charity or indirectly via the Diocese (with the latter being met by agreed contributions of the Charity to Diocesan funds). None of the trustees of the charity received any remuneration for their services as trustees of the charity.

Trustees' expenses

During the Reporting Period the Charity received the services of two clergy, trustees of the Charity, whose entitlement to expenses therefor has been at scales within rules applicable. None of the trustees received reimbursement for expenses connected with their roles as trustees of the charity.

7. STAFF COSTS

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

	2025	2024
Parish Manager	1	1
Director of Music	1	1
	2	2

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

8. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2025	788,446
Additions	21,568
Disposals	(50,000)
Revaluations	(7,962)
At 31 December 2025	752,052
NET BOOK VALUE	
At 31 December 2025	752,052
At 31 December 2024	788,446

Investments were held and managed by CCLA and The Charities Property fund.

Investments were held in a variety of marketable securities both in the UK and abroad.

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2025	1,215,000
Revaluation	(159,000)
Reclassification	(475,000)
At 31 December 2025	581,000
NET BOOK VALUE	
At 31 December 2025	581,000
At 31 December 2024	1,215,000

The market value of the investment properties at 31 December 2025 was £581,000 (2024: £1,215,000). The historic cost of the remaining property (2 Pritchard Court) is £205,000 (2024: £760,500).

During the year, the property at 16 Winfield House was identified as held for sale. Prior to transfer to current assets, an impairment of £159,000 was recognised to bring the carrying value in line with its fair value less costs to sell of £475,000. This asset is now recognised within current assets.

The investment properties were valued by the trustees based on similar properties in the vicinity.

Fair value at 31 December 2025 is represented by:

	£
Valuation in 2025	376,000
Cost	205,000
	581,000

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade debtors	19,354	15,737
Assets held for sale	475,000	-
Prepayments and accrued income	7,064	3,461
	501,418	19,198

11. CASH AT BANK

	2025 Total funds	2024 Total funds
	£	£
Cash at bank	20,603	39,518
Liquid funds held by investment managers	170	168
Total	20,773	39,686

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade creditors	17,150	3,581
Other creditors	18,416	21,768
	35,566	25,349

13. MOVEMENT IN FUNDS

	At 1/1/25	Net movement in funds	At 31/12/25
	£	£	£
Unrestricted funds			
General fund	2,036,981	(217,304)	1,819,677
TOTAL FUNDS	2,036,981	(217,304)	1,819,677

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	274,431	(324,776)	(166,959)	(217,304)
TOTAL FUNDS	274,431	(324,776)	(166,959)	(217,304)

Comparatives for movement in funds

	At 1/1/24	Net movement in funds	At 31/12/24
	£	£	£
Unrestricted funds			
General fund	2,010,784	26,197	2,036,981
TOTAL FUNDS	2,010,784	26,197	2,036,981

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	277,087	(308,363)	57,473	26,197
TOTAL FUNDS	277,087	(308,363)	57,473	26,197

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.