The Parish Church Council of St Anne with St Faith, Wandsworth

Aim and purpose

The Parochial Church Council has the responsibility of working effectively with the incumbent, the Revd Cécile Schnyder, in promoting in the parish the whole mission of the Church, Eucharistic, pastoral, evangelistic, social and ecumenical.
The Council seeks to serve the people in the ecclesiastical parish by being a Christian presence in the community, by instructing people in the Christian faith, offer pastoral care and support and be a public sacred place where people of all faith can meet each other.

Church services

The PCC takes the lead with the incumbent in planning the life of the parish.
The ministry of the church in the community takes shape through worship, occasional offices (baptisms, marriages and funerals), outreach and community events. St Anne's church is called to be a place that pulls the whole community together, a place of inclusion and welcome.
Our Sunday Services are held at 8am and at 10am. During term time, the 10am service has the additional provision of a Sunday School.
Play!@St Annes, our well-loved and very busy toddler group happens on a Wednesday morning between 9-11am. The church toddler group is a place for children and their adults to socialise during free play and hear a bible story and sing songs around the piano.

Our Godly Play Sessions have become well embedded. Godly Play is an approach to bible story telling that fosters curiosity and exploration. It begins with children's innate sense of the presence of God. It offers Christian language as a support for their ongoing spiritual formation. It teaches a process that aims to promote an inner working model for life-long learning. We currently lead up to six godly play sessions in church. We have children from our church school and community schools attending.
In addition to that we offer class visits where schools come and visit their local church as part of their RE or history lessons. We also visit schools and offer assemblies at key moments in the Christian calendar.
Additional church services happen throughout the year to mark the feasts of the Christian Year (Advent, Lent, Patronal Festival, Harvest, All Souls, Remembrance Sunday to name just a few).

Community activities

We have close links with our local primary schools, especially St Faith's, our Church of England school, where the vicar and a number of church members are serving as foundation governors. In addition, that that school, we have strong links with the Anglo Portuguese School, Allfarthing and Swaffield primary schools and Wandsworth Prep. All residing in our parish.
The church has also managed to build up old and new links with nurseries: especially Mouse House, Newpark Montessori nursery, Noahs' Ark and N'Family nursery. All of these are in our parish.

We have good links with various charitable organisations: Wandsworth Homestart, Glass Doors, the Ace of Clubs, the chaplaincy at HMP Wandsworth and Age UK Wandsworth. Our Christmas charity for 2025 was 'the friends of St Georges Hospital'.

Our bimonthly community lunches are ongoing. It's a place where we bring people (old and young) from the local community together over a meal. The current invitations reach over 55 people.
In 2022 we also began a weekly Coffee Morning. The Coffee Morning now brings regularly up to 30 people together over a cup of coffee and cake. This has become a hub for the community to meet.
Our Community pantry (located in the church) is open on a Monday. It is there to support the local community, no matter of status or church affiliation. Our local schools and neighbours support this with food donations.
The knit and stitch group as well as the St Anne's gardening group are lay led. Both groups are well established and much loved by the members attending.
Christmas was celebrated with a Carol Service, two crib services and services on Christmas Eve and Christmas Day. During Advent the church hosted 15 nativity plays/ carol services by various schools/ nurseries and charities.

St Anne's Church and St Anne's Church Hall
The church and hall are used for our own activities as well as a wide range of community events. The maintenance of these two buildings is a major part of our responsibilities.
The church building is used for church services, occasional offices as well as the coffee morning, toddlers group, food pantry, Godly Play sessions, various concerts, exhibitions and reflection/ meditation and prayer groups. In 2025 the church also hosted various public meetings such as the 'Wandsworth Prison improvement' meeting. The building is open on three days per week for private prayer as well as for Sunday services.
The hall is used by theatre groups, ballet and afterschool clubs, Pilates and various exercise groups, as well as the unformed groups (Rainbows, Brownies, Guides, Scouts and Cubs). It is also used for interfaith work.
We also use the hall to foster our interfaith connections especially with the local mosque, the Fazl mosque which is the home of the Ahmadiyya Muslim Community.
In addition, the PCC owns a property (28 Aslett St) and the former St Faith's Church in Ebner Street which at present generate income for the purposes of the parish.

Structure, governance and management
The PCC is appointed according to the Church Representation Rules. The membership consists of the incumbent, churchwardens, Deanery Synod representatives and elected members. The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules 2006). Its Charity No. is 1144983.
The PCC is responsible for decisions of all matters of general concern and importance to the parish including decisions on how the funds of the PCC are to be spent.
The PCC has between 9-10 regular meetings each year. There is also a Standing Committee which meets according to need.

PCC members who have served from 1 January to 31 December 2025 are:

Incumbent (ex officio)
The Revd Cécile Schnyder

Churchwardens
Karen Mayne, Andrew MacIntosh

Deanery Synod Members
David Downs
3 vacancies

PCC members
Margaret Davies
Katharine Geary
Duncan Faulkner
Clare Groves
Julie Harrison
Jennifer Ripley
Stephanie Schlingensiepen
Lyndi Clement
Paul Jenkins
Carol Tan
Liz Turner
Linda April
Joy Boyce

ST ANNE'S with ST FAITH'S WANDSWORTH

Annual Report and Financial Statements

of the

Parochial Church Council

For the year ended 31 December 2025

Incumbent
The Reverend Cécile Schnyder
St Anne's Vicarage
182 St Ann's Hill
Wandsworth
SW18 2RS

Banks
NatWest Bank
111-117 Putney High Street
London
SW15 2LL

Triodos Bank
Deanery Road
Bristol
BS1 5AS

Independent Examiner
David Mel Zuydam F.C.A.
The Bridge House
Adderbury
Oxfordshire
OX17 3EW

ST ANNE'S with ST FAITH'S WANDSWORTH

STATEMENT OF FINANCIAL ACTIVITIES

for the year ended 31 December 2025

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2025 £	Total Funds 2024 £
INCOMING RESOURCES	2,4&5						
Incoming resources from donors		68,111	-	-	-	68,111	62,478
Other voluntary income		4,260	-	-	-	4,260	4,810
Income from operating activities		101,323	-	-	-	101,323	101,015
Gross income from fund raising		9,964	-	-	-	9,964	9,409
Income from investments		29,706	9	1	535	30,251	28,977
TOTAL INCOMING RESOURCES		213,363	9	1	535	213,908	206,689
RESOURCES EXPENDED	3&4						
Costs of generating funds		3,602	-	-	-	3,602	3,459
Charitable giving		1,302	-	-	-	1,302	456
Directly relating to the work of the church		151,992	-	-	-	151,992	165,660
Church management and administration		16,431	-	-	-	16,431	12,000
TOTAL RESOURCES EXPENDED		173,327	-	-	-	173,327	181,575
NET INCOMING / (OUTGOING) RESOURCES		40,036	9	1	535	40,581	25,115
TRANSFERS							
Gross transfers between funds - in		-	-	-	-	-	-
Gross transfers between funds - out		-	-	-	-	-	-
GAINS / (LOSSES) ON INVESTMENTS		-	-	-	-	-	-
NET MOVEMENT IN FUNDS		40,036	9	1	535	40,581	25,115
BALANCES BROUGHT FORWARD AT 1 JANUARY		95,169	7,947	7,547	13,450	124,112	98,997
BALANCES CARRIED FORWARD AT 31 DECEMBER		135,205	7,956	7,548	13,985	164,693	124,112

ST ANNE'S with ST FAITH'S WANDSWORTH

BALANCE SHEET
at 31 December 2025

	Note	2025	2024
		£	£
FIXED ASSETS	6		
Tangible fixed assets		1,124	1,124
Investments		5,041	5,041
		6,165	6,165
CURRENT ASSETS			
Short term deposits			
with Central Board of Finance		9,248	8,700
Cash at bank and in hand			
General		51,801	48,860
Repairs/Development		7,740	7,740
Triodos		82,205	45,112
Pepperpot		7,536	7,536
		149,281	109,248
		158,529	117,948
NET ASSETS		£164,693	£124,112
FUNDS	7		
Unrestricted		135,205	95,169
Designated		7,956	7,947
Restricted		7,548	7,547
Endowment		13,985	13,450
		£164,693	£124,112

Approved by the PCC on 11th February 2026 and signed on its behalf by

Cécile Schnyder

Chair

The attached notes form part of these accounts

ST ANNE'S with ST FAITH'S PCC

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

1 ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Church Accounting Regulation 1997 as amended by the Church Accounting (Amendment) Regulations 2001 together with applicable accounting standards and the Charities SORP(2015)
The financial statements have been prepared on a cash basis except for the valuation of investment assets which are shown at book value.

Funds

The General Fund represents the fund of the PCC that is not subject to any restriction regarding its use and is available for application on the general purposes of the PCC. The Repairs Fund is designated by the PCC for use on the maintenance and replacement of the church building, other, properties, furnishings and office equipment. This fund is also unrestricted.
The purpose of any restricted funds is noted in the accounts.
The accounts include transactions, assets and liabilities for which the PCC can be held responsible. They do not include the accounts of church groups that owe an affiliation to another body nor those that are informal gatherings of church members.

Incoming resources

Voluntary income and capital sources
Collections are recognised when received.
Amounts receivable under gift aid are recognised only when received.
Income tax recoverable on gift aid donations is recognised when the income is received.
Grants and legacies to the PCC are accounted for when received.
Funds raised by the Summer and Christmas fairs and similar events are accounted for gross.
Other income
Rental income from the letting of church premises is accounted for when received.
Income from investments
Dividends and interest are accounted for when due and payable.
Investment gains and losses
Realised gains or losses are recognised when investments are sold.

Resources expended

Grants
Grants and donations are accounted for when paid, or when awarded if the award creates a binding obligation on the PCC

Fixed assets

Consecrated land and buildings and moveable church furnishings
Moveable church furnishings held by the Vicar and Churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected (at any reasonable time).
All expenditure incurred during the year on consecrated or beneficed buildings and moveable church furnishings, whether maintenance or improvement, is written off.
Other land and buildings
Other land and buildings held on behalf of the PCC for its own purposes is shown at book value. No depreciation is charged against such properties but any expenditure on maintenance or improvement is written off as incurred.
Other fixtures, fittings and office equipment
Any expenditure is written off in the period in which the asset is acquired.
Investments
Investments are shown at book value.
Current assets
Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors less any provision for amounts that may prove uncollectible.
Short term deposits include cash on deposit either with the Central Board of Finance or at the bank.

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2025

2 INCOMING RESOURCES

		Fund				Total Funds	
		Unrestricted	Designated	Restricted	Endowment	2025	2024
		£	£	£	£	£	£
2(a)	*.. from donors*						
	Planned giving						
	Gift aid	37,039	-	-	-	37,039	35,059
	Income tax recoverable	10,416	-	-	-	10,416	7,049
	Other planned giving	2,019	-	-	-	2,019	2,435
	Collections at services						
	for ordinary purposes	9,175	-	-	-	9,175	11,543
	restricted charity collections	5,069	-	-	-	5,069	2,711
	Sundry donations/Wall Safe	3,261	-	-	-	3,261	3,581
		66,980	-	-	-	66,980	62,378
2(b)	*Other voluntary income*						
	Grants	4,260	-	-	-	4,260	4,810
	Legacies	-	-	-	-	-	-
	Children's Miinistry	1,131	-	-	-	1,131	-
		5,391	-	-	-	5,391	4,810
2(c)	*.. from operating activities*						
	Church lettings	5,981	-	-	-	5,981	6,690
	Church hall lettings	29,134	-	-	-	29,134	26,822
	St Faith's rent	44,619	-	-	-	44,619	44,619
	PCC Fees	4,224	-	-	-	4,224	3,436
	Miscellaneous Income	22	-	-	-	22	656
	Tower rent	14,300	-	-	-	14,300	16,860
	Community Outreach	1,805				1,805	1,325
	Makers Market	1,238				1,238	607
		101,323	-	-	-	101,323	101,015
2(d)	*.. from fund raising*						
	Summer Fair	7,227	-	-	-	7,227	7,185
	Tea and coffee	652	-	-	-	652	584
	100 Club	2,085	-	-	-	2,085	1,740
		9,964	-	-	-	9,964	9,509
2(e)	*.. from investments*						
	Dividends and interest	306	9	1	535	851	724
	Rent 28 Aslett Street	29,400	-	-	-	29,400	28,253
		29,706	9	1	535	30,251	28,977
	TOTAL INCOMING	£213,363	£9	£1	£535	£213,908	£206,689

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2025

3 RESOURCES USED

		Fund				Total Funds	
		Unrestricted	Designated	Restricted	Endowment	2025	2024
		£	£	£	£	£	£
3(a)	*Charitable giving*						
	Church charities	1,302	-	-	-	1,302	456
	Secular charities	-	-	-	-	-	-
		1,302	-	-	-	1,302	456
3(b)	*Directly relating to the work of the church*						
	Ministry: Diocesan quota	90,000	-	-	-	90,000	86,400
	clergy expenses	2,289	-	-	-	2,289	1,797
	Church : running expenses	9,940	-	-	-	9,940	9,273
	maintenance	2,728	-	-	-	2,728	5,163
	upkeep of services	10,592	-	-	-	10,592	11,403
	Sunday School Resources	-	-	-	-	-	141
	Community Outreach	4,587	-	-	-	4,587	-
	Children's Ministry	2,147	-	-	-	2,147	-
	Publicity	613	-	-	-	613	347
	Property costs: Hall	5,601	-	-	-	5,601	5,497
	28 Aslett St.	5,813	-	-	-	5,813	6,166
	Repairs: Church	-	-	-	-	-	6,421
	Hall	-	-	-	-	-	-
	28 Aslett St.	2,870	-	-	-	2,870	3,386
	Utilities (Gas, Electricity, Water)	10,553	-	-	-	10,553	24,449
	Other fee payments	1,674	-	-	-	1,674	320
	Artist in Residence	-	-	-	-	-	1,133
	Civil Grant	-	-	-	-	-	74
	Miscellaneous expenditure	2,587	-	-	-	2,587	3,690
		151,992	-	-	-	151,992	165,660
3(c)	*Costs of generating funds*						
	Summer Fair	1,525	-	-	-	1,525	1,580
	100 Club	1,080	-	-	-	1,080	540
	Refreshments	593	-	-	-	593	737
	Makers Market	404				404	601
		3,602	-	-	-	3,602	3,459
3(d)	*Church management and administration*						
	Administration	16,025	-	-	-	16,025	11,550
	Bank charges	406	-	-	-	406	450
		16,431	-	-	-	16,431	12,000
	TOTAL EXPENDED	173,327				173,327	181,574
	NET INCOMING/(OUTGOING) RESOURCES BEFORE TRANSFERS	40,036	9	1	535	40,581	25,115
3(e)	**TRANSFERS BETWEEN FUNDS**						
	Investment and property income	-	-	-	-	-	-
	NET INCOMING/(OUTGOING) RESOURCES	£40,036	£9	£1	£535	£40,581	£25,115

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2025

4 RESTRICTED FUNDS

Pepperpot Campaign

4(a) **INCOMING RESOURCES**

	2025	2024
Income from investments	£	£
Dividends and interest	1	1
TOTAL INCOMING RESOURCES	**£1**	**£1**

4(b) **RESOURCES USED**

Upkeep of services	-	-
Bank Charges	-	-
TOTAL RESOURCES EXPENDED	**£0**	**£0**

The Pepperpot Campaign was set up in 1991 to clean and restore the exterior of the church, restore the organ and re-order the chancel.

5 ENDOWMENT FUNDS

		Income from investments £	Resources used £
5(a)	**Carolyn Baldry Memorial Fund**	120	-
5(b)	**DE Brooking Fund**	73	-
5(c)	**Garratt Lane Infants School**	50	-
5(d)	**Stephens Bequest**	292	-
	Total 2025	**£535**	**-**

The income from the Carolyn Baldry Memorial Fund is to assist members of the church youth groups so that they may take part in planned activities.

The income from DE Brooking Fund is used to provide flowers in church.

The income from Garratt Lane Infants School is used for educational purposes, in particular, Sunday school.

The income from Stephens Bequest is used for the exterior maintenance of the church.

6 FIXED ASSETS FOR USE BY THE PCC

		2025	2024
6(a)	**Freehold land and buildings**	**£**	**£**
	At book value	1,124	1,124

This comprises the curate's house at 28 Aslett Street, London SW18.
It is let as investment property.

		2025	2024
6(b)	**Investments**	**£**	**£**
	Garratt Lane Infant's School		
	£2,500 3 1/2% War Loan	2,125	2,125
	Stephen's Bequest		
	238 CBF Investment Units	2,916	2,916
		£5,041	**£5,041**

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2025

7 FUNDS

	2025	2024
	£	£
Unrestricted		
General Fund	135,205	95,169
Repairs Fund	7,956	7,947
	143,161	103,116
Restricted		
Pepperpot Campaign	7,548	7,547
Endowment Funds		
Carolyn Baldry Memorial Fund	2,761	2,641
Garratt Lane Infants School	3,287	3,237
Stephens Bequest	6,259	5,966
DE Brooking Fund	1,678	1,605
	13,985	13,450
	£164,693	£124,113

Independent Examiner's Report to the PCC of St Anne's Church Wandsworth

This report on the accounts of the PCC for the year ended 31 December 2025, which are set out on pages 1 to 7, is in respect of an examination carried out under the Church Accounting Regulations 2006 ('the Regulations') and s.43 of the Charities Act 1993 ('the Act').

Respective responsibilities of the PCC and the examiner

As members of the PCC you are responsible for the preparation of the accounts; you consider that the audit requirement of Regulations and section 43(2) of the Act do not apply. It is my responsibility to issue this report on those accounts in accordance with the terms of the Regulations.

Basis of this report

My examination was carried out in accordance with the General Directions given by the Charity Commission under section 43(7)(b) of the Act and to be found in the Church guidance, 2006 edition, issued by the Finance Division of the Archbishops' Council. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. **Which gives me reasonable cause to believe that in any material respect the requirements**
    - **To keep accounting records in accordance with Section 41 of the Act; and**
    - **To prepare accounts which accord with the accounting records and comply with the requirements of the Act and the Regulations have not been met; or**
2. **To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.**



David Mel Zuydam F.C.A.
The Bridge House
Adderbury
Oxfordshire
OX17 3EW
21 April 2026

ST ANNE'S with ST FAITH'S WANDSWORTH

Annual Report and Financial Statements

of the

Parochial Church Council

For the year ended 31 December 2025

Incumbent
The Reverend Cécile Schnyder
St Anne's Vicarage
182 St Ann's Hill
Wandsworth
SW18 2RS

Banks
NatWest Bank
111-117 Putney High Street
London
SW15 2LL

Triodos Bank
Deanery Road
Bristol
BS1 5AS

Independent Examiner
David Mel Zuydam F.C.A.
The Bridge House
Adderbury
Oxfordshire
OX17 3EW

ST ANNE'S with ST FAITH'S WANDSWORTH

STATEMENT OF FINANCIAL ACTIVITIES

for the year ended 31 December 2025

	Note	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2025 £	Total Funds 2024 £
INCOMING RESOURCES	2,4&5						
Incoming resources from donors		68,111	-	-	-	68,111	62,478
Other voluntary income		4,260	-	-	-	4,260	4,810
Income from operating activities		101,323	-	-	-	101,323	101,015
Gross income from fund raising		9,964	-	-	-	9,964	9,409
Income from investments		29,706	9	1	535	30,251	28,977
TOTAL INCOMING RESOURCES		213,363	9	1	535	213,908	206,689
RESOURCES EXPENDED	3&4						
Costs of generating funds		3,602	-	-	-	3,602	3,459
Charitable giving		1,302	-	-	-	1,302	456
Directly relating to the work of the church		151,992	-	-	-	151,992	165,660
Church management and administration		16,431	-	-	-	16,431	12,000
TOTAL RESOURCES EXPENDED		173,327	-	-	-	173,327	181,575
NET INCOMING / (OUTGOING) RESOURCES		40,036	9	1	535	40,581	25,115
TRANSFERS							
Gross transfers between funds - in		-	-	-	-	-	-
Gross transfers between funds - out		-	-	-	-	-	-
GAINS / (LOSSES) ON INVESTMENTS		-	-	-	-	-	-
NET MOVEMENT IN FUNDS		40,036	9	1	535	40,581	25,115
BALANCES BROUGHT FORWARD AT 1 JANUARY		95,169	7,947	7,547	13,450	124,112	98,997
BALANCES CARRIED FORWARD AT 31 DECEMBER		135,205	7,956	7,548	13,985	164,693	124,112

ST ANNE'S with ST FAITH'S WANDSWORTH

BALANCE SHEET
at 31 December 2025

	Note	2025	2024
		£	£
FIXED ASSETS	6		
Tangible fixed assets		1,124	1,124
Investments		5,041	5,041
		6,165	6,165
CURRENT ASSETS			
Short term deposits			
with Central Board of Finance		9,248	8,700
Cash at bank and in hand			
General		51,801	48,860
Repairs/Development		7,740	7,740
Triodos		82,205	45,112
Pepperpot		7,536	7,536
		149,281	109,248
		158,529	117,948
NET ASSETS		£164,693	£124,112
FUNDS	7		
Unrestricted		135,205	95,169
Designated		7,956	7,947
Restricted		7,548	7,547
Endowment		13,985	13,450
		£164,693	£124,112

Approved by the PCC on 11th February 2026 and signed on its behalf by

Cécile Schnyder

Chair

The attached notes form part of these accounts

ST ANNE'S with ST FAITH'S PCC

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2025

1 ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Church Accounting Regulation 1997 as amended by the Church Accounting (Amendment) Regulations 2001 together with applicable accounting standards and the Charities SORP(2015)
The financial statements have been prepared on a cash basis except for the valuation of investment assets which are shown at book value.

Funds

The General Fund represents the fund of the PCC that is not subject to any restriction regarding its use and is available for application on the general purposes of the PCC. The Repairs Fund is designated by the PCC for use on the maintenance and replacement of the church building, other, properties, furnishings and office equipment. This fund is also unrestricted.
The purpose of any restricted funds is noted in the accounts.
The accounts include transactions, assets and liabilities for which the PCC can be held responsible. They do not include the accounts of church groups that owe an affiliation to another body nor those that are informal gatherings of church members.

Incoming resources

Voluntary income and capital sources
Collections are recognised when received.
Amounts receivable under gift aid are recognised only when received.
Income tax recoverable on gift aid donations is recognised when the income is received.
Grants and legacies to the PCC are accounted for when received.
Funds raised by the Summer and Christmas fairs and similar events are accounted for gross.
Other income
Rental income from the letting of church premises is accounted for when received.
Income from investments
Dividends and interest are accounted for when due and payable.
Investment gains and losses
Realised gains or losses are recognised when investments are sold.

Resources expended

Grants
Grants and donations are accounted for when paid, or when awarded if the award creates a binding obligation on the PCC

Fixed assets

Consecrated land and buildings and moveable church furnishings
Moveable church furnishings held by the Vicar and Churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected (at any reasonable time).
All expenditure incurred during the year on consecrated or beneficed buildings and moveable church furnishings, whether maintenance or improvement, is written off.
Other land and buildings
Other land and buildings held on behalf of the PCC for its own purposes is shown at book value. No depreciation is charged against such properties but any expenditure on maintenance or improvement is written off as incurred.
Other fixtures, fittings and office equipment
Any expenditure is written off in the period in which the asset is acquired.
Investments
Investments are shown at book value.
Current assets
Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors less any provision for amounts that may prove uncollectible.
Short term deposits include cash on deposit either with the Central Board of Finance or at the bank.

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2025

2 INCOMING RESOURCES

		Fund				Total Funds	
		Unrestricted	Designated	Restricted	Endowment	2025	2024
		£	£	£	£	£	£
2(a)	*.. from donors*						
	Planned giving						
	Gift aid	37,039	-	-	-	37,039	35,059
	Income tax recoverable	10,416	-	-	-	10,416	7,049
	Other planned giving	2,019	-	-	-	2,019	2,435
	Collections at services						
	for ordinary purposes	9,175	-	-	-	9,175	11,543
	restricted charity collections	5,069	-	-	-	5,069	2,711
	Sundry donations/Wall Safe	3,261	-	-	-	3,261	3,581
		66,980	-	-	-	66,980	62,378
2(b)	*Other voluntary income*						
	Grants	4,260	-	-	-	4,260	4,810
	Legacies	-	-	-	-	-	-
	Children's Miinistry	1,131	-	-	-	1,131	-
		5,391	-	-	-	5,391	4,810
2(c)	*.. from operating activities*						
	Church lettings	5,981	-	-	-	5,981	6,690
	Church hall lettings	29,134	-	-	-	29,134	26,822
	St Faith's rent	44,619	-	-	-	44,619	44,619
	PCC Fees	4,224	-	-	-	4,224	3,436
	Miscellaneous Income	22	-	-	-	22	656
	Tower rent	14,300	-	-	-	14,300	16,860
	Community Outreach	1,805				1,805	1,325
	Makers Market	1,238				1,238	607
		101,323	-	-	-	101,323	101,015
2(d)	*.. from fund raising*						
	Summer Fair	7,227	-	-	-	7,227	7,185
	Tea and coffee	652	-	-	-	652	584
	100 Club	2,085	-	-	-	2,085	1,740
		9,964	-	-	-	9,964	9,509
2(e)	*.. from investments*						
	Dividends and interest	306	9	1	535	851	724
	Rent 28 Aslett Street	29,400	-	-	-	29,400	28,253
		29,706	9	1	535	30,251	28,977
	TOTAL INCOMING	£213,363	£9	£1	£535	£213,908	£206,689

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2025

3 RESOURCES USED

		Fund				Total Funds	
		Unrestricted	Designated	Restricted	Endowment	2025	2024
		£	£	£	£	£	£
3(a)	*Charitable giving*						
	Church charities	1,302	-	-	-	1,302	456
	Secular charities	-	-	-	-	-	-
		1,302	-	-	-	1,302	456
3(b)	*Directly relating to the work of the church*						
	Ministry: Diocesan quota	90,000	-	-	-	90,000	86,400
	clergy expenses	2,289	-	-	-	2,289	1,797
	Church : running expenses	9,940	-	-	-	9,940	9,273
	maintenance	2,728	-	-	-	2,728	5,163
	upkeep of services	10,592	-	-	-	10,592	11,403
	Sunday School Resources	-	-	-	-	-	141
	Community Outreach	4,587	-	-	-	4,587	-
	Children's Ministry	2,147	-	-	-	2,147	-
	Publicity	613	-	-	-	613	347
	Property costs: Hall	5,601	-	-	-	5,601	5,497
	28 Aslett St.	5,813	-	-	-	5,813	6,166
	Repairs: Church	-	-	-	-	-	6,421
	Hall	-	-	-	-	-	-
	28 Aslett St.	2,870	-	-	-	2,870	3,386
	Utilities (Gas, Electricity, Water)	10,553	-	-	-	10,553	24,449
	Other fee payments	1,674	-	-	-	1,674	320
	Artist in Residence	-	-	-	-	-	1,133
	Civil Grant	-	-	-	-	-	74
	Miscellaneous expenditure	2,587	-	-	-	2,587	3,690
		151,992	-	-	-	151,992	165,660
3(c)	*Costs of generating funds*						
	Summer Fair	1,525	-	-	-	1,525	1,580
	100 Club	1,080	-	-	-	1,080	540
	Refreshments	593	-	-	-	593	737
	Makers Market	404				404	601
		3,602	-	-	-	3,602	3,459
3(d)	*Church management and administration*						
	Administration	16,025	-	-	-	16,025	11,550
	Bank charges	406	-	-	-	406	450
		16,431	-	-	-	16,431	12,000
	TOTAL EXPENDED	173,327				173,327	181,574
	NET INCOMING/(OUTGOING) RESOURCES BEFORE TRANSFERS	40,036	9	1	535	40,581	25,115
3(e)	**TRANSFERS BETWEEN FUNDS**						
	Investment and property income	-	-	-	-	-	-
	NET INCOMING/(OUTGOING) RESOURCES	£40,036	£9	£1	£535	£40,581	£25,115

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2025

4 RESTRICTED FUNDS

Pepperpot Campaign

4(a) **INCOMING RESOURCES**

	2025	2024
Income from investments	£	£
Dividends and interest	1	1
TOTAL INCOMING RESOURCES	**£1**	**£1**

4(b) **RESOURCES USED**

Upkeep of services	-	-
Bank Charges	-	-
TOTAL RESOURCES EXPENDED	**£0**	**£0**

The Pepperpot Campaign was set up in 1991 to clean and restore the exterior of the church, restore the organ and re-order the chancel.

5 ENDOWMENT FUNDS

		Income from investments £	Resources used £
5(a)	**Carolyn Baldry Memorial Fund**	120	-
5(b)	**DE Brooking Fund**	73	-
5(c)	**Garratt Lane Infants School**	50	-
5(d)	**Stephens Bequest**	292	-
	Total 2025	**£535**	**-**

The income from the Carolyn Baldry Memorial Fund is to assist members of the church youth groups so that they may take part in planned activities.

The income from DE Brooking Fund is used to provide flowers in church.

The income from Garratt Lane Infants School is used for educational purposes, in particular, Sunday school.

The income from Stephens Bequest is used for the exterior maintenance of the church.

6 FIXED ASSETS FOR USE BY THE PCC

		2025	2024
6(a)	**Freehold land and buildings**	**£**	**£**
	At book value	1,124	1,124

This comprises the curate's house at 28 Aslett Street, London SW18.
It is let as investment property.

		2025	2024
6(b)	**Investments**	**£**	**£**
	Garratt Lane Infant's School		
	£2,500 3 1/2% War Loan	2,125	2,125
	Stephen's Bequest		
	238 CBF Investment Units	2,916	2,916
		£5,041	**£5,041**

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2025

7 FUNDS

	2025	2024
	£	£
Unrestricted		
General Fund	135,205	95,169
Repairs Fund	7,956	7,947
	143,161	103,116
Restricted		
Pepperpot Campaign	7,548	7,547
Endowment Funds		
Carolyn Baldry Memorial Fund	2,761	2,641
Garratt Lane Infants School	3,287	3,237
Stephens Bequest	6,259	5,966
DE Brooking Fund	1,678	1,605
	13,985	13,450
	£164,693	£124,113

Independent Examiner's Report to the PCC of St Anne's Church Wandsworth

This report on the accounts of the PCC for the year ended 31 December 2025, which are set out on pages 1 to 7, is in respect of an examination carried out under the Church Accounting Regulations 2006 ('the Regulations') and s.43 of the Charities Act 1993 ('the Act').

Respective responsibilities of the PCC and the examiner

As members of the PCC you are responsible for the preparation of the accounts; you consider that the audit requirement of Regulations and section 43(2) of the Act do not apply. It is my responsibility to issue this report on those accounts in accordance with the terms of the Regulations.

Basis of this report

My examination was carried out in accordance with the General Directions given by the Charity Commission under section 43(7)(b) of the Act and to be found in the Church guidance, 2006 edition, issued by the Finance Division of the Archbishops' Council. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. **Which gives me reasonable cause to believe that in any material respect the requirements**
    - **To keep accounting records in accordance with Section 41 of the Act; and**
    - **To prepare accounts which accord with the accounting records and comply with the requirements of the Act and the Regulations have not been met; or**
2. **To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.**



David Mel Zuydam F.C.A.
The Bridge House
Adderbury
Oxfordshire
OX17 3EW
21 April 2026