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St Francis at The Engine Room

Annual Report and Financial Statements

Year ending 31st December 2025

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The Parochial Church Council of
St Francis at The Engine Room, Tottenham Hale

ANNUAL REPORT
FOR THE YEAR ENDED 31st DECEMBER 2025

REFERENCE AND ADMINISTRATIVE INFORMATION

St Francis at The Engine Room is situated in Hale Village, Tottenham, London. It is a parish church within the Edmonton Episcopal Area in the Church of England Diocese of London.

Registered Charity number: 1157480

Principal Address:
Unit A, Eagle Heights, Lebus Street, Hale Village, Tottenham, London N17 9FU

Governance and Management - Parochial Church Council (PCC)

The Parochial Church Council is a corporate body established by the Church of England under the PCC (Powers) Measure, 1956. This measure, together with the Church Representation Rules of the Church of England (2022), define the constitution of the PCC.

The PCC members (Trustees) who have served from the 1st January 2025 until the date of approval of this report are:

Ex-Officio Members:

Incumbent:	Revd Andrew Williams (Chair) - to February 2025
Incumbent:	Revd Mo Budd (Chair) – Appointed 4th February 2026
Assistant Curate	Revd Keith Jackson
Churchwardens:	Tony Gibney – Resigned 1st December 2025
	Chaachi Deane – Resigned 31st December 2025
Deanery Synod:	—
Elected Members:	Theresa Kemp – Appointed 28th June 2026
	Liz Amli – Appointed 28th June 2026
	Naomi Orrell – Appointed 28th June 2026
	Ari Tehrani – Appointed 28th June 2026
	Ida Birungi – Resigned 20th April 2026
	Nailah Daley-Allen – Resigned 20th April 2026
	Unique West-Alese – Resigned 1st Oct 2025
	Obi Onyido – Resigned 20th April 2026

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The method of appointment of PCC members is set out in the Church Representation Rules of the Church of England. All Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC, normally to serve a 3-year term.

The PCC is responsible for formulating, approving, and implementing policies and strategies that meet the organisational objectives, and accord with the aims and purposes of the charity, as set out in this document. The PCC and the Charitable Incorporated Organisation (CIO) meet approximately every other month and receive financial and operational reports.
The PCC has a Standing Committee which meets as required.

Bankers

Barclays Bank plc

Independent Examiner

Griffin Stone Moscrop and Co
21-27 Lamb's Conduit Street,
London, WC1N 3GS

Aims and Purposes

1 To advance the Christian faith for the benefit of the public.

2 To further or benefit the residents of Tottenham Hale and the neighbourhood, without distinction of sex, sexual orientation, race, or of political, religious or other opinions by associating the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents.

3 To promote social inclusion for the public benefit by preventing people from becoming socially excluded, relieving the needs of those people who are socially excluded and assisting them to integrate into society. For the purpose of this clause, 'socially excluded' means being excluded from society, or parts of society, as a result of one or more of the following factors: unemployment; financial hardship; youth or old age; ill health (physical or mental); substance abuse or dependency including alcohol or drugs; discrimination on the grounds of sex, race, disability, ethnic origin, religion, belief, creed, sexual orientation or gender re assignment; poor educational or skills attainment; relationship and family breakdown; poor housing (that is housing that does not meet basic habitable standard); crime (either as a victim of crime or as an offender rehabilitating into society).

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THE ACHIEVEMENTS AND PERFORMANCE FOR 2025

The Diocese of London

The Diocese of London is the largest in the Church of England, with over 400 churches serving a diverse population of 4.2m north of the Thames and west of the Lea, with a vision for every Londoner to encounter the love of God in Christ.

In 2025, the Church continued to grow according to indicative statistics, contributing to attendance increases of around 20% since 2022.

The London Diocesan Fund (LDF) serves, supports and resources all parts of the Diocese by funding around 540 paid clergy and providing essential services so every parish benefits from strong pastoral and missional leadership.

The LDF has also generated additional funds for mission-focused projects, now totalling £40m across their collective lifespan.

Achievements and Performance for 2025

St Francis at The Engine Room

2025 has been a year of big changes for St Francis at The Engine Room. The attached accounts will show some of the financial challenges we have faced. The business operating out of our café space ceased trading in September 2025, leaving some unpaid bills. Towards the end of the year our online booking system was temporarily offline, resulting in some loss of income. Our bill for buildings insurance was once again very high due to the cladding crises which continues to affect Hale Village, along with so many other areas of the country. We have also had substantial costs to cover for the repair of our heating system and door repairs. As a result, our year-end financial position is challenging.

Church life

2025 saw the departure of our Vicar, Father Andrew Williams. He has been sorely missed. Thanks to Reverend Keith Jackson for holding the church community together and maintaining Sunday worship alongside a number of visiting clergy. An interregnum always brings challenges and we have seen church attendance slowly decline through the year.

We appointed a new Church Warden, Ida Birungi, in May and a new Treasurer in September, Unique West-Alese. Our PCC has worked hard to maintain the church through the vacancy. In November a staffing restructure was announced and a consultation period concluded in January 2026 with no positions being made redundant.

We are grateful to our two Wardens, Tony Gibney and Ida Birungi for all that they have offered in 2025. We thank Ida and Alice Kemp-Habib who played the leading role in the recruitment process which, in October, resulted in the appointment of Reverend Mo Amos Budd, who will become our new Vicar in February 2026.

Community Life

Our wider community life continues to thrive with programmes developed by the growing staff team. We have had success in hiring our spaces, becoming a go-to venue for local government and health organisations, as well as families celebrating all kinds of events. Our team led by our Director, our newly appointed Premises Manager, our Church and Community Manager and our Finance Consultant did an outstanding job, often working long unsociable hours. We have improved our booking process, whilst continuing to promote The Engine Room to new users including a growing number of organisations using us between Monday and Friday for training courses, meetings and other activities

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(including regular blood donation sessions with the NHS). Thanks are due to our staff team who kept things going at The Engine Room during the search for a new Vicar. Due to operational pressures during the interregnum, our Director had less time for funding applications.

In June we again held the Tottenham Ten 10km run around Tottenham Marshes, this year supported by MUNO Events, playing host to a record 300 runners and raising a comparable total to 2024 despite extra organisational costs. We are grateful to the Tottenham Hotspur Foundation, alongside a range of local businesses and building on our partnership with Lee Valley Park, and to an amazing team of volunteers from the church and wider community for making this event possible. Around £9,000 was raised towards our community programme in registration fees, fundraising by runners and company sponsorship of the event.

We are grateful to local businesses, including Newlon Housing Trust and Regen Facades Ltd for their sponsorship of Accelerate, our Tuesday evening homework club, led by Lucetta Deane. The club is much enjoyed by the young people who attend. Regen Facades also supported our children and adult's art classes to co-create visually stunning artwork to identify the buildings undergoing cladding work in 2025. Huge thanks to our Artist in Residence Nailah Daley-Allen for leading these groups and providing such a great result. Our Messy Play sessions continued twice a week, led by Maria and supported by Fidan Sonmez.

Compact, our youth programme, led by Obi Onyido, Chiemela Ndukwe and Destiney Kusaka ran until December, and has been hugely valued by local young people. Our residential trip to Stubbers Adventure Centre was a particular highlight. Our youth programmes have led a to number of young people volunteering for some of our other activities, including our Summer Festival. Sadly our funders, Hale Village Ltd, took the decision to stop funding the programme in December 2025, so Compact's Thursday sessions, along with our Monday Art Club, have for now been suspended. We plan to secure new funding in 2026 to restart these programmes as they are much-missed by the young people.

In August we once again took local residents for a subsidised day out in Southend.

Our offering to the community continues to develop. Under the oversight of our Church and Community Manager, Maria Joseph, we have delivered the first of three years of a Mercers' Company grant delivering an over 50's programme consisting of Art4All, Candy's Dance Stars, and a weekly lunch club. This activity was supplemented by a local Community Interest Company, Coffee and Computers, who held weekly sessions offering IT support to over 50's.

Having previously self-funded our holiday provision under the brand "Hale Time", we were delighted to receive HAF funding for the Christmas holidays. We ran a successful 9 day programme attended by over 50 children and young people, managed by Maria. We hope to continue to offer HAF programmes in 2026.

Maria has also continued to deliver excellent fayres and festivals which are favourites with the local community, whilst an excellent Windrush event and Women's International Day event were both well supported and enjoyed.

Thanks to our Financial Consultant, Ze's connection with the Tottenham Cycling club, we were able to secure funding from Mayor of London's walking and cycling programme for bike repair sessions which were held through Spring and Summer 2025, as well as family bike rides led by trained leaders including Ze and Andrew.

We continue to host a number of businesses and community providers, including Santander, NHS blood donation services, Caring for Carers. These bookings bring in valuable financial resource to us whilst connecting the local community to services they might not otherwise be able to access. We also offer our space at reduced rate or free to some local organisations, including our resident 'Theatre of Sanctuary' Legal Aliens, who put on amazing productions created and starred in by migrants and refugees. We also host for free several weekly sessions of ReadEasy Haringey to support adult literacy

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localy. We continued to host until December 2025 Tottenham Hale Mosque for Friday Prayers in the Small Hall and Workshop each week, as well as the Seven Sisters Sangha twice a month.

Table 13 operated by Tavolo 13 Ltd, The Engine Room Café, ran into financial difficulties and closed in September. The PCC will work with our new Vicar to consider options moving forward. Little Engineers Nursery, run by the LDBS Academies Trust, continues to work hard for local people, providing as much resource as the limited space can offer.

Staff

Our small staff team continue to do amazing work with the resources we have. The creation of a new management team structure, consisting of our Director, Andrew Johnston, our Church and Community Manager, Maria Joseph, a new part time Premises Manager, Alex Pittas, and our Finance Consultant, Zemichael Abrha, has enabled us, up to 31st October, to control costs and maximise income. In addition Obi, Destiny, Chiemela, Lucetta, Nailah along with Ngadhnim 'Nim' Mazrekaj, our Caretaker gave great support to us especially at weekends. Nim moved away, but has been replaced by Ardeshir Abazi and Romeo Chambers. Until July, we benefitted from the youthful exuberance and social media skills of Lena, our Time for God volunteer, who supported our online communications including our weekly email Engine Room News and helped with Junior Church, Art Clubs and Messy Play. Thank you to all our volunteers including Janet who leads our Walking Group and Thersea and Agi who have volunteered throughout the year in the office, as well as all the volunteers who help every year with the Tottenham Ten and our team of Eco Church litter pickers who have been out on Tottenham Marshes on a monthly basis.

The Future

2026 is a very exciting year for us at St Francis at The Engine Room as Reverend Mo joins us, having been a Curate in Addington, Croydon, in the Diocese of Southwark.

We remain hugely grateful to the businesses, charitable trusts and individuals, who continue to fund our work year on year.

2026 will hold some further challenges as, for most of the year, Eagle Heights will be covered in scaffolding as the flammable cladding is removed from the building. This will reduce the visibility of the church to the local community and may also dent our income from hires. At the same time, we look forward to continuing with the many different partnerships that have been established over the past few years, as we continue to serve this community of Tottenham Hale.

Reserves policy

It is the Charity's policy to try to maintain a balance on unrestricted funds that equates to at least 6 months' unrestricted payments. For 2025, this equated to £119,863. This balance is held to smooth out fluctuations in cash flow and to meet emergencies. As at 31/12/25, the cash balance held on unrestricted funds (including designated funds), together with the amounts payable to and by the Trustees was £99,050.

The Trustees therefore consider the reserves position £99,050 at the end of 2025 is equal to approximately 5 months running costs and will look to build this back up again during the next financial periods.

Funds not required for immediate use are placed in an instant-access, interest bearing account to be drawn down when necessary.

The balances within the various restricted funds are retained pending expenditure within the scope of the specific restrictions. Given the relatively short-term nature of the majority of the restricted funds, such monies are held in the main current account.

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Approved by the Parochial Church Council and signed on its behalf by:

Signed: Mo Budd Dated:19th July 2026

The Revd Mo Amos Budd, Chair

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Independent Examiner's Report to the Trustees of St Francis at The Engine Room

I report on the financial statements of the church for the year ended 31st December 2025.

This report is made solely to the charity's Trustees, as a body, in accordance with section 145 of the Charities Act 2011 and regulations made under section 154 of that Act. My work has been undertaken so that I might state to the charity's Trustees 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 law, I do not accept or assume responsibility to anyone other than the charity and the charity's Trustees as a body, for my work or for this report.

Responsibilities and basis of report

As the charity's trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

Your attention is to drawn to the fact that the charity has prepared the accounts in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1st April 2005 which is referred to in the extant regulations but has been withdrawn.

We understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1st January 2015.

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 charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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.

Richard Hill

20/7/2026

Richard Hill, FCA
GRIFFIN STONE MOSCROP & CO
CHARTERED ACCOUNTANTS
21-27 Lamb's Conduit Street
London
WC1N 3GS

Date……..

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STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31st December 2025

	Note	Unrestricted funds £	Designated funds £	Restricted funds £	Endowment funds £	Total 2025 £	Total 2024 £
Income and endowments from:							
Donations and legacies	2(a)	11,487	10,700	52,837	—	75,024	70,626
Income from charitable activities	2(b)	668	—	—	—	668	1,652
Other trading activities	2(c)	200,605	—	—	—	200,605	176,434
Investments	2(d)	1,461	—	—	—	1,461	2,242
Other income	2(e)	—	—	—	—	—	591
Total income		**214,221**	**10,700**	**52,837**	**—**	**277,759**	**251,544**
Expenditure on:							
Raising funds	3(a)	12,667	—	—	—	12,667	10,493
Expenditure on charitable activities	3(b)	218,840	8,219	50,825	—	277,883	257,276
Other expenditure		18,326	—	—	—	18,326	—
Total expenditure		**249,832**	**8,219**	**50,825**	**—**	**308,876**	**267,769**
Net income / (expenditure) resources before transfer		**(35,611)**	**2,481**	**2,013**	**—**	**(31,117)**	**(16,225)**
Transfers							
Gross transfers between funds – in	4(b)	9,740	—	8,371	—	18,111	2,852
Gross transfers between funds – out	4(b)	(3,924)	—	(14,188)	—	(18,111)	(2,852)
Other recognised gains / losses		—	—	—	—	—	—
Net movement in funds		**(29,794)**	**2,481**	**(3,804)**	**—**	**(31,117)**	**(16,225)**
Total funds brought forward		**128,798**	**26,657**	**42,453**	**—**	**197,908**	**214,132**
Total funds carried forward		**99,004**	**29,138**	**38,649**	**—**	**166,791**	**197,907**

The notes on pages 12 to 22 form part of these accounts

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BALANCE SHEET at 31st DECEMBER 2025

		At 31/12/2025	At 31/12/2024
		£	£
Fixed assets	Note 5		
Intangible assets		1,161	1,166
Tangible assets		27,931	32,485
		29,092	**33,651**
Current assets			
Debtors	6	37,638	49,073
Cash at bank and in hand		129,800	183,813
		167,438	**232,886**
Liabilities			
Creditors: Amounts falling due in one year	7(a)	29,739	68,630
		29,739	**68,630**
Net current assets less current liabilities		**137,699**	**164,256**
Total assets less current liabilities		**166,791**	**197,907**
Total net assets less liabilities		**166,791**	**197,907**

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BALANCE SHEET at 31st DECEMBER 2025

Represented by:

Unrestricted	4(b)		
General Fund		99,004	128,797
Designated	4(b)		
Art Fund		4,742	3,404
Church Commissioners		2,619	2,619
Tottenham Cycling Club		456	456
St Botolph's Fund		21,322	20,178
Restricted	4(b)		
St. Botolph's Discretionary Fund		5,799	5,960
St Mary's Finchley		3,233	3,233
Art4All Benefact		1,925	2,580
Home Cooked Hale Time		—	(3,019)
National Lotto – Together4Tottenham		3,403	6,362
Pioneer Girlz Haringey		—	630
ReAct Performing Arts		2,530	2,530
Compact Youth		636	4
Music and Mission		1,543	1,543
Accelerate Project		7,940	8,863
Beacon Lodge		—	372
Laureus Sport		—	4,021
Tottenham Grammar School Music		—	360
Bridge Ki		—	1,046
London Sport		1,884	1,884
Groundwork London – Get Totten Cycling		2,419	3,382
National Lottery Inspire		—	(609)
Bridge Renewal Trust Thrive		—	1,103
Home Cooked BK Sport		—	2,208
Mercers Come Together		6,518	—
Hale Time Holiday Club		820	—
Motivate Funding		—	1
Funds of the church		**166,791**	**197,907**

Approved by the Parochial Church Council and signed on its behalf by:

Signed: Mo Budd Dated:19th July 2026

The Revd Mo Amos Budd, Chair

The notes on pages 12 to 22 form part of these accounts

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St Francis at The Engine Room
Notes to the Financial Statements
for the year ended 31st December 2025

1 ACCOUNTING POLICIES

1.1 Basis of financial statements

The financial statements have been prepared under the Church Accounting Regulations 2006, in accordance with the Charities SORP (FRS 102) second edition – October 2019[1], and the Charities Act 2011.

St Francis at The Engine Room constitutes a public benefit entity within the meaning of FRS102. The financial statements include all transactions, assets and liabilities for which the Trustees (PCC) are responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor to those that are informal gatherings of church members.

The PCC considers that St Francis at The Engine Room is a going concern, since we have prepared what we consider to be a viable budget showing that at the current level of unrestricted reserves there is adequate support for the activities planned for 2025 and for the foreseeable future. Therefore, these accounts are prepared on a going concern basis.

The financial statements have been prepared under the historical cost convention with assets and liabilities recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts.

The 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) effective 1st January 2019, rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1st April 2005 which has since been withdrawn.

[1] *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).*

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1.2 Fund Accounting

Unrestricted Funds are funds that are available to be spent on the PCC's general purposes in furtherance of the objectives of the charity.

Designated Funds are general funds set aside by the PCC for use in the future. Designated funds remain unrestricted, and the PCC may move any surplus to other unrestricted funds.

Restricted Funds comprise revenue donations or grants for a specific activity intended by the donor. Any balance within a particular restricted fund remaining at year-end is carried forward within that fund. The aim and use of each individually material restricted fund is set out in Section 4(a) of these notes.

1.3 Incoming Resources

In principle, incoming resources are recognised when:

1. the PCC becomes legally entitled to the benefit of use of the resources;
2. their ultimate receipt is virtually certain; and
3. The monetary value can be measured with sufficient reliability.

Planned giving, collections and similar donations are recognised when received. Tax refunds are recognised when the incoming resource to which they relate is received. Investment income is accounted for when receivable. Grants and legacies are accounted for when the PCC is entitled to the use of the resources, their ultimate receipt is considered reasonably certain, and the amounts due are readily quantifiable. Licensing income and rental income arising from the letting of church premises is recognised when due. All incoming resources are accounted-for gross.

1.4 Resources Expended

Grants and donations are accounted for when paid over, or when awarded if that award creates a binding or constructive obligation on the PCC. The Diocesan Common Fund contribution expected to be paid over is accounted for when due. All other expenditure is generally recognised when it is incurred and is accounted-for gross.

1.5 Liabilities

All debts owed by the church at year-end are listed in Section 7(a) of these notes, and shown in total on the Balance Sheet. Included within the total are Agency Payments; these are monies held within Parish bank accounts that have been collected or aggregated on behalf of other organisations or individuals pending remittance. Such monies, which typically include charitable collections and statutory fees collected on behalf of the Diocese of London, are not part of Church funds.

Amounts that the church is committed to paying at some time after the end of the 2025 financial year, to be financed from 2024 cash flow, are listed in Section 7(b) of these notes.

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2 INCOME AND ENDOWMENTS

2(a) Donations and legacies

	Unrestricted	Designated	Restricted	Endowment	Total 2025	Total 2024
	£	£	£	£	£	£
Gift Aid – Bank	2,809	2,800	—	—	5,609	9,842
Gift Aid – Envelopes	1,479	—	—	—	1,479	3,012
Loose plate collections	21	—	—	—	21	296
Donations appeals etc	3,791	—	—	—	3,791	16,235
Grants – St Botolph's	—	—	—	—	—	—
Grants – St Mary's Finchley	—	—	—	—	—	—
Tax recoverable on Gift Aid	1,838	—	—	—	1,838	3,303
Recurring grants	—	7,900	15,787	—	23,687	21,011
Non-recurring one-off grants	1,550	—	37,050	—	38,600	16,926
Total	**11,487**	**10,700**	**52,837**	**—**	**75,024**	**70,626**

2(b) Income from charitable activities

	Unrestricted	Designated	Restricted	Endowment	Total 2025	Total 2024
	£	£	£	£	£	£
Fairs & Events - objectives	—	—	—	—	—	213
Bookstall Sales - objectives	10	—	—	—	10	41
Messy Play Subscriptions	658	—	—	—	658	1,398
Hall Hire – Private – objectives	—	—	—	—	—	—
Total	**668**	**—**	**—**	**—**	**668**	**1,652**

2(c) Other trading activities

	Unrestricted	Designated	Restricted	Endowment	Total 2025	Total 2024
	£	£	£	£	£	£
Fairs & Events – fund raising	11,729	—	—	—	11,729	11,428
Photocopier income	118	—	—	—	118	156
Café licence fee & profit share	11,187	—	—	—	11,187	14,040
Nursery rent income	40,000	—	—	—	40,000	40,000
Hall Hire – Private - fund raising	74,925	—	—	—	74,925	58,048
Hall Hire – Long Term - fund raising	62,646	—	—	—	62,646	52,762
Total	**200,605**	**—**	**—**	**—**	**200,605**	**176,434**

2(d) Investments

	Unrestricted	Designated	Restricted	Endowment	Total 2025	Total 2024
	£	£	£	£	£	£
Bank & building society interest	1,461	—	—	—	1,461	2,242
Total	**1,461**	**—**	**—**	**—**	**1,461**	**2,242**

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2(e) Other income

	Unrestricted	Designated	Restricted	Endowment	Total 2025	Total 2024
	£	£	£	£	£	£
Banking loyalty payments	—	—	—	—	—	16
Other funds generated	—	—	—	—	—	575
Total	**—**	**—**	**—**	**—**	**—**	**591**

3 EXPENDITURE

3(a) Raising funds

	Unrestricted	Designated	Restricted	Endowment	Total 2025	Total 2024
	£	£	£	£	£	£
Fees paid to fund raisers	—	—	—	—	—	—
Costs of fetes & other events	6,989	—	—	—	6,989	6,836
Transaction handling fees	4,282	—	—	—	4,282	3,261
Fundraising subscriptions / costs	1,396	—	—	—	1,396	396
Total	**12,667**	**—**	**—**	**—**	**12,667**	**10,493**

3(b) Expenditure on charitable activities

	Unrestricted	Designated	Restricted	Endowment	Total 2025	Total 2024
	£	£	£	£	£	£
London Diocesan Common Fund	20,000	—	—	—	20,000	17,000
Salaries Expenses	77,202	—	23,491	—	100,693	82,343
Water rates – Vicarage	106	—	—	—	106	536
Vicar's telephone	52	—	—	—	52	312
Clergy & Staff Training & Develop't	—	—	—	—	—	110
Community Support	1,983	—	—	—	1,983	2,897
Giving to missionary societies	—	—	—	—	—	365
Music expenses	—	150	—	—	150	—
Building running expenses	62,542	—	—	—	62,542	73,098
Hospitality costs	532	487	—	—	1,019	1,009
Church requisites	2,670	2,850	150	—	5,670	3,216
Building – equipment expenditure	3,896	—	—	—	3,896	3,896
Compact Youth expenditure	—	—	1,377	—	1,377	1,684
Pioneer Girlz Expenditure	—	—	—	—	—	—
Pioneer Girlz Haringey expenditure	—	—	—	—	—	10,011
Home Cooked Hale Time	—	—	296	—	296	5,151
National Lottery Together 4 Tott	—	—	2,959	—	2,959	3,935
Mercers Come Together	—	—	12,453	—	12,453	—
Messy Play expenditure	4,421	—	—	—	4,421	2,443
Art club expenditure	813	1,787	655	—	3,255	10,971
Accelerate Project expenditure	—	—	529	—	539	723
Hale Time Holiday Club	—	—	7,930	—	7,930	—
BK Sports expenditure	—	—	—	—	—	—
Inspire – Art club	—	—	—	—	—	609

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3(b) Expenditure on charitable activities (continued)

	Unrestricted	Designated	Restricted	Endowment	Total 2025	Total 2024
	£	£	£	£	£	£
Staff expenses	2,942	2,919	11	—	5,872	2,097
Church running costs – Junior church	—	—	—	—	—	—
Pop-up café expenditure	1,007	—	—	—	1,007	569
TFG Worker costs	6,999	—	—	—	6,999	3,942
Tottenham Cycling Club expenditure	—	—	964	—	964	1,618
Administration	8,553	26	—	—	8,580	6,766
Admin Finance support	13,100	—	—	—	13,100	12,000
Visiting speakers / locums	2,585	—	—	—	2,585	625
Church office – running costs	1,663	—	—	—	1,663	1,111
Governance costs — independent examiner's fee	2,040	—	—	—	2,040	2,160
Website expenditure	—	—	—	—	—	37
Promotions & publicity	4,389	—	—	—	4,389	3,154
Bank charges	192	—	—	—	192	212
Payroll processing fees	1,153	—	—	—	1,153	971
Bad debts expense	18,326	—	—	—	18,326	—
ReAct expenditure	—	—	—	—	—	1,702
Total	**237,166**	**8,219**	**50,825**	**—**	**296,209**	**257,276**

4 FUNDS

4(a) Restricted Fund Details

Accelerate Funding
This funding has been donated by a number of local businesses including Newlon Housing and Regen Facades, to provide an invaluable homework club for local children in Years 6, 7, 8 and 9.

Art4All Benefact Trust
This fund was provided in 2023 and 2024 for a weekly Art Club for our Over 50's who we recognised post COVID lockdown were suffering from isolation and social exclusion.

Compact Youth
This fund is for youth work in collaboration with Hale Village (LVE Foundation) for 14-18 year-olds from Ferry Lane Estate and Hale Village. Compact looks to build relationships and help young people develop their skills ready for the workplace environment.

Groundwork London – Get Tottenham Cycling
In 2024 The Mayor of London awarded Tottenham Cycling, who form part of St Francis at The Engine Room, a grant to run a regular bike repair and bike ride experience in and from Hale Village. This

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programme is continuing in 2025.

Hale Time Holiday Club
This is a holiday club funded by Haringey Council for the provision of activities during the Christmas holiday break for children in receipt of Free School Meals. Funding comes from Haringey Council but originates with the Department of Education.

ReAct Performing Arts
Funds received towards the performing arts content of our Hale Time holiday programme led by Legal Aliens in July.

London Sport
This fund was set up in 2021 to receive monies for the purpose of providing sporting equipment to individuals and families to assist them to be active as they came out of Covid. Using this funding in 2021, The Engine Room made equipment available to the local community and also supported a summer programme of sport on Ferry Lane Estate. We have also used the fund to support free places for under 21's in our Tottenham Ten race.

Mercers Come Together Fund
Mercers's Company provided a three-year funded programme for over 50's to combat post COVID isolation and to encourage greater social engagement. This programme will run from 2025 to 2027 and includes a dance class, walking activities, an art group and a lunch club as well as special outings and a number of community events.

National Lottery Together for Tottenham
This grant secured in 2024 for two years is to fund residentials for young people outside London.

St Botolph's Discretionary Fund

This fund contains grants received from the Parish of St Botolph without Bishopsgate as a contribution towards discretionary payments made by the Priest Missioner.

St Mary's Finchley
This fund contains grant monies received from the Parish of St Mary's, Finchley that are used to finance the 'Make Lunch' element of our Hale Time Holiday programmes.

Music and Mission
This fund was established to build up the musical resources of the church and is to be used for any missional activity that benefits St Francis' church.

Unspent balances relating to projects completed in prior years have been transferred to unrestricted funds following project completion. These balances arose because management overheads and staff salaries attributable to the projects were not charged historically to the respective project funds.

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4(b) Summary of Fund Movements

	Brought Forward	Income	Expenditure	Transfers	Gains & Losses	Carried Forward
	£	£	£	£	£	£
Unrestricted						
General Fund	128,798	214,221	249,832	5,817	—	99,004
Total Unrestricted Funds	**128,798**	**214,221**	**249,832**	**5,817**	**—**	**99,004**
Designated						
Church Commissioners	2,619	—	—	—	—	2,619
Tottenham Cycling Club	456	—	—	—	—	456
Youth Fund	20,178	7,900	6,757	—	—	21,322
Art Fund	3,404	2,800	1,462	—	—	4,742
Total Designated Funds	**26,657**	**10,700**	**8,219**	**—**	**—**	**29,138**
Restricted						
St Botolph's Discretionary Fund	5,960	—	161	—	—	5,799
ART4ALL – Art4All Benefact	2,580	—	655	—	—	1,925
St Mary's Finchley	3,233	—	—	—	—	3,233
ReAct Performing Arts	2,530	—	—	—	—	2,530
Compact Youth	4	10,787	10,155	—	—	636
Music and Mission	1,543	—	—	—	—	1,543
Accelerate Project	8,863	5,000	5,923	—	—	7,940
Beacon Lodge	372	—	—	(372)	—	—
Laureus Sport	4,021	—	—	(4,021)	—	—
Tottenham Grammar School Music	360	—	—	(360)	—	—
Bridge Ki	1,046	—	—	(1,046)	—	—
London Sport	1,884	—	—	—	—	1,884
Motivate Funding	1	—	—	(1)	—	—
NL-T4T – National Lot – Tog4Tott	6,362	—	2,959	—	—	3,403
PGHAR – Pioneer Girlz Haringey	630	—	—	(630)	—	—
GTC – Groundwork London – GTC	3,382	—	964	—	—	2,419
HC-Sports Programme	2,208	—	—	(2,208)	—	—
HCHT – Home Cooked Hale Time	(3,019)	—	296	3,315	—	—
Inspire	(609)	—	—	609	—	—
Thrive	1,103	—	—	(1,103)	—	—
Hale Time Holiday Club	—	8,750	7,930	—	—	820
Mercers Come Together	—	28,300	21,782	—	—	6,518
Total Restricted Funds	**42,453**	**52,837**	**50,825**	**(5,817)**	**—**	**38,649**
		—	—			
Total All Funds	**197,908**	**277,759**	**308,876**	**—**	**—**	**166,791**

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4(c) Summary of Assets and Liabilities by Fund Type at Year-end

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	At 31/12/25	At 31/12/24
	£	£	£	£	£	£
Fixed assets						
Intangible assets	1,161	—	—	—	1,161	1,166
Tangible assets	27,931	—	—	—	27,931	32,485
Total fixed assets	**29,092**	**—**	**—**	**—**	**29,092**	**33,651**
Current assets						
Debtors	1,609	2,050	33,979	—	37,638	49,073
Cash at bank and in hand	89,010	27,238	13,552	—	129,800	183,813
Total current assets	**90,619**	**29,288**	**47,531**	**—**	**167,438**	**232,886**
Liabilities						
Creditors: Amounts falling due in one year	20,707	150	8,882	—	29,739	68,630
Total net assets less liabilities	**99,004**	**29,138**	**38,649**	**—**	**166,791**	**197,907**
Represented by:						
Unrestricted						
General Fund	99,004	—	—	—	99,004	128,798
Designated						
Church Commissioners	—	2,619	—	—	2,619	2,619
Tottenham Cycling Club	—	456	—	—	456	456
Youth Fund	—	21,322	—	—	21,322	20,178
Art Fund	—	4,742	—	—	4,742	3,404
Restricted						
St. Botolph's Discretionary Fund	—	—	5,799	—	5,799	5,960
St Mary's Finchley	—	—	3,233	—	3,233	3,233
ReAct Performing Arts	—	—	2,530	—	2,530	2,530
Compact Youth	—	—	636	—	636	4
Music and Mission	—	—	1,543	—	1,543	1,543
Accelerate Project	—	—	7,940	—	7,940	8,863
Art4All Benefact	—	—	1,925	—	1,925	2,580
Beacon Lodge	—	—	—	—	—	372
Laureus Sport	—	—	—	—	—	4,021
Tottenham Grammar School Music	—	—	—	—	—	360

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Bridge Ki	—	—	—	—	—	1,046
London Sport	—	—	1,884	—	1,884	1,884
HC – Hale Time	—	—	—	—	—	(3,019)
Motivate Funding	—	—	—	—	—	1
NL-T4T – Together 4 Tottenham	—	—	3,403	—	3,403	6,362
PGHAR – Pioneer Girlz Haringey	—	—	—	—	—	630
GTC – Get Tottenham Cycling	—	—	2,419	—	2,419	3,382
HC-Sports Programme	—	—	—	—	—	2,208

4(c) Summary of Assets and Liabilities by Fund Type at Year-end (continued)

Mercers Come Together	—	—	6,518	—	6,518	—
Inspire	—	—	—	—	—	(609)
Hale Time Holiday Club	—	—	820	—	820	—
Thrive	—	—	—	—	—	1,103
Funds of the church	**99,004**	**29,138**	**38,649**	**—**	**166,791**	**197,907**

5 FIXED ASSETS

There is a leasehold agreement between the Trustees (as tenant) and the London Diocesan Fund (as landlord) executed on 10/10/17 permitting use of part of the Ground Floor, Pavilion Six, Hale Village, London N17. The term of this lease is 250 years; a single one-off premium of £1,200 (£1,000 plus VAT), was paid during 2018. The full leasehold value was recognised in the 2017 accounts; this has been depreciated on a straight line basis at the rate of £5 for 2025.

Other fixed assets have been capitalised if they can be used for more than one year, and cost at least £1,000. For 2025 these have been depreciated on a straight-line basis according to their notional useful service life, as indicated in the table below. During 2025, there was no purchase of a fixed asset.

	Notional Life (years)		**2025**	**2024**
	Initial	Remaining	£	£
Leasehold Value of ER Site	250	244	1,161	1,166
ER Audiovisual System	6	0	—	—
Kitchen Equipment	6	0	—	—
Furniture	15	7	27,273	31,169
Office Computing Equipment	4	1	658	1,316
Total Fixed Assets			**£29,092**	**£33,651**

The depreciation charged for the year was £4,559

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6 DEBTORS

As at 31/12/25, the Trustees were due to receive the following amounts to which they were entitled in relation to 2025 activities:

		2025	2024
		£	£
Gift Aid Claim	Unrestricted	1,838	3,303
Trade Debtors	Unrestricted	23,748	31,909
Prepayments	Unrestricted	—	9,026
Accrued Income	Restricted	12,052	4,835
Other Debtors	Restricted	—	—
Total Debtors		**£37,638**	**£49,073**

Trade debtors are stated net of a specific allowance for doubtful accounts of £18,326. This provision relates to a balance due from Tavolo13 Ltd (Café Licensee), which entered liquidation in September 2025. Due to the high uncertainty of recovery, this debt has been fully provided for and excluded from the carrying value of the trade debtors at the reporting date.

7(a) Creditors: Amounts falling due in one year

Independent Examiner's fees are brought into the accounts on a current year basis, so that the amount indicated for 2025 represents the anticipated future charge for examination of the 2025 accounts.

The accrual of £2,300 for Hall Hire deposits represents £1,000 being held for ongoing long-term hirers, and a contingency of £1,300 for short-term hires.

	2025	2024
	£	£
Independent Examiner's fees	1,950	1,860
Veolia – Heating bills (Nov-Dec 25)	991	1,140
British Gas - Electric bills (Dec 25)	1,796	6,170
Leep Utilities – Water bill (Dec 25)	283	—
Hall Hire deposits	2,300	2,900
Miscellaneous invoices pending	12,329	15,070
Deferred Income	10,000	41,400
Agency collection	90	90
Total Liabilities	£29,739	£68,630

(b) Diocesan parish contribution

The PCC has offered to pay a total of £20,000 to the Diocese of London during 2025, as its "Common Fund" contribution. As shown in Note 3(b), this was paid in full. This payment represents a share of the total cost of clergy stipends, clergy housing, and Diocesan support.

The PCC has offered to pay £21,000 Common Fund contribution to the Diocese during 2026.

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8 STAFF COSTS AND EMPLOYEE BENEFITS

	2025	2024
Wages and salaries (Gross)	£96,002	£81,386
Employer social security costs (Gross)	£8,764	£5,000
Employer social security costs (Net)	—	£260
Employer pension contributions	£4,691	£4,219
Average number of employees	9.0	7.0
Equivalent full-time employees (EFT)	4.0	3.0

The Net employer social security cost is the cost after deduction of the Government's NICs Employment Allowance which has been claimed by the PCC. Entitlement within this allowance was processed directly by the contracted payroll processing organisation. For the fiscal year 2025/26, the limit of this allowance available to the PCC was £10,500; for 2026/27, the limit will remain same.

The people employed throughout the year by the PCC were as follows: Operations Director; Church Community Worker; Caretaker; Accelerate Project coordinator and Compact youth worker.

No employee of the PCC received total remuneration (excluding employer pension costs) exceeding £60,000.

The PCC and the Operations Director are considered the key management personnel of the charity. Total remuneration of £37,624 were made to key management personnel during the year. These transactions were in the normal course of the Charity's operation.

9 RELATED PARTIES

During 2025, a total amount of £21,847 were paid to members of the PCC. These transactions were in the normal course of the charity's operations where members of the PCC have been paid for non-governance roles being our Artist in residence who leads Art workshops and Youth worker.

Donations from related parties (PCC members) totalled £950 as general congregational giving (2024 £2,820).