LIGHTHOUSE
WEST YORKSHIRE

Lighthouse (West Yorkshire) Registered Charity no. 1164239

Trustees' Annual Report 2025



Contents

	Page
Objectives – what we are here for:	2
▪ How we started	
▪ Developments in 2025	
▪ Our team	
Achievements	5
▪ Sharing the King Jesus Gospel	
▪ Discipling those on the margins	
▪ Building a supportive community	
▪ Offering specialist pastoral care	
▪ Raising up leaders	
▪ Providing a training hub	
▪ Serving the city of Leeds	
Looking Forward	20
Risk Management	20
Finances	22
Related Party Transactions	23
Charity & Trustee Details	25
Declaration	27
Independent Examiner's Report	28
Receipts and Payment Accounts	29

"I have been at Lighthouse for 6 years. Jesus saved my life, I would be dead if it wasn't for Lighthouse. They are my family and friends. It's my safe space."

Objectives – What we are here for

The intention of Lighthouse is to work holistically with those on the margins of society, those 'battered and bruised by the storms of life.' This includes those who may struggle with issues of poverty, criminality, mental health, substance misuse and addiction. We aim to share the love of God as seen in Christ in an atmosphere of mutual support and inclusion, building a supportive and life-giving community.

Whilst we make clear that our support is not contingent on attending any religious services or affiliation to any particular faith, many do regard Lighthouse as 'their' Church and actively participate in the services on offer.

As a Charity the trustees have had regard to the guidance issued by the Charity Commission on public benefit, and this is discharged in seven distinct areas:

1. Sharing the King Jesus Gospel.
2. Discipling those on the margins.
3. Building a supportive community.
4. Offering specialist pastoral care.
5. Raising up leaders.
6. Providing a training hub.
7. Serving the City of Leeds.

Information about our achievements in these seven areas is provided below.

How we started

The ministry was developed in 2015 by the pioneering work of the Revd Jon Swales, then a Curate at St George's Church, Leeds. He saw the need among the marginalised in society, many of whom had contact with St George's Crypt, and actively engaged with them. In this work he received the goodwill and support of both the Church and the Crypt and the free use of their premises.

When his Curacy ended in the summer of 2015 Revd Swales was able to continue in the role of Mission Priest due to the financial support and continued goodwill of both St George's Church and St George's Crypt. The Diocese of Leeds also agreed to offer support by providing housing and a pension contribution.

Since January 2020, the Leeds Diocese has fully financed the Revd Swales' post as Lighthouse Mission Priest.

Developments in 2025

During 2023 the Revd Swales was seconded to Lighthouse (West Yorkshire) from St George's Church/ the Diocese of Leeds for a term of three years, and in 2025 he continued to report to the trustee board.

The secondment agreement commits the trustees, the Bishop of Kirkstall, and the Diocese of Leeds to explore options for the relationship between the charity, the Diocese, and St George's Church beyond the term of the agreement.

The team of lay pastors and volunteers remained largely unchanged during the year, but some took time away from Lighthouse for health or personal reasons. At times this called for increased creativity and flexibility so that the charity continued to serve those who call Lighthouse their church. We were pleased to continue our long-standing partnerships with St George's Church and Crypt and to develop the more recent partnership at Leeds Minster and with the Churches Conservation Trust who look after St John's, the oldest church in the city centre.

In 2025 there was a continued demand for emergency accommodation for Lighthouse community members and others in acute need on the streets of Leeds. Further information about this emergency provision is set out in *Serving the City of Leeds* below.

The reputation and reach of Lighthouse increased significantly during the year through two main channels: a record number of participants on the Mission Theology on the Margins course (MTMM), which is led by Jon Swales and other members of the Lighthouse team; and the publication of a collection of Jon Swales' poetry. *Let me be the kind who weeps: poems for a wounded world*, is poetry largely inspired by the experience of Lighthouse pastors and community members and 900 copies of the book have been sold to date.

Towards the end of 2025 the trustees agreed a proposal to establish the Lighthouse School of Missional Theology as a container for the MTMM course and other teaching arising from Lighthouse.

Our team

Lighthouse is a team ministry that includes both full time and part time staff, training roles and internships together with a team of twenty volunteers (excluding the trustees).

Full time posts:
Revd Jon Swales is Lighthouse Team Leader. He ensures staff take responsibility for compliance with General Data Protection Regulation and Safeguarding.
Jack Flowers – Lay Pastor (adoption leave for four months during 2025)

Part time posts:
Liz Harden – Lay Pastor (25 hours per week)
Paula Reiss – Pastoral Support Worker (25 hours per week)
Sarah Swales – Lighthouse Administrator (20 hours per week)
Sharon Thresher – Pastoral Support Worker (10 hours per week)

Bank staff:
John Dawson – Support Worker
Helen Lambert – Pastor
Daisy Reeves – Fundraiser
Yashar Shahrivar – Kitchen Coordinator (Sundays)

Volunteer posts:
Lighthouse Volunteers are a key dimension of the ministry of Lighthouse. Our volunteers help in a variety of ways: preparing hot meals, befriending the community and providing practical and pastoral support where appropriate.

All volunteers are given appropriate training and the relevant legally required checks are completed. We are aware of and ensure that we comply with GDPR in all record keeping.

Three volunteers with particular roles are:
Helen Coutie, Finance Administrator
Stuart Roberts, Pastoral Assistant
Claire Newton, Volunteer Pastor and Prison Chaplain

Achievements

2025 has been a year of significant growth, deepened partnerships, and sustained frontline ministry among some of Leeds most vulnerable adults. Lighthouse has continued to offer gospel-centred pastoral care, discipleship, emergency support, and leadership formation, while extending its influence through training, advocacy, and theological education. Highlights from 2025 include:

Welcoming Bishop Arun+ as Patron. At the beginning of 2025, Lighthouse was delighted to announce that Bishop Arun Arora would be our Patron. Bishop Arun had already been a valued friend and a source of great encouragement to our ministry, and we looked forward to seeing how his involvement would develop in this new role.

Bishop Arun said at the time,

"I am delighted to become Patron of Lighthouse (West Yorkshire) and to support the charity's vital gospel work in bringing the love of Jesus to those battered and bruised by the storms of life in the City of Leeds."

The Chair of Trustees, Revd Canon Jonathan Cain, expressed his appreciation, stating,

"Since his arrival in Leeds as Bishop of Kirkstall, Bishop Arun has been a wonderful advocate for the work of Lighthouse. We are thrilled to have him as our Patron."

Revd Jon Swales MBE, Lighthouse's Mission Priest, highlighted the significance of this appointment,

"Lighthouse seeks to serve those on the margins of society—those facing the storms of addiction, mental health crises, and the weight of poverty. Bishop Arun's support as Patron reminds us that Lighthouse is part of the wider Church, supported and upheld in prayer by our local Bishop.

Gospel Streets: An Urban Pilgrimage. During Lent, Lighthouse organised an urban pilgrimage through Leeds City Centre, attended by over 20 participants. The event provided an opportunity for reflection, prayer, and engagement with parts of the city and communities that are often overlooked. Guided by scripture and the teachings of the Gospel, participants moved through key locations in the city, pausing at each to reflect, pray, and consider the challenges faced by those experiencing marginalisation, displacement, or hardship. Each stop offered a structured space for silence, scripture reading, and shared prayer, emphasising both the realities of suffering and the potential for hope and renewal.

One participant shared:

"I loved being part of the urban pilgrimage in Leeds this Lent. Reading through Mark's Gospel, praying, and listening to stories of hope all take on a new significance when done in the context of the life and struggles of the city. Engaging with Christians from

different churches gave a sense of unity and witness to the reality of God's kingdom come."

Jon, who led the day, also reflected:

"As we walked the streets of Leeds, we engaged with the Gospel of Jesus and reflected on the wounds of the city—among the forgotten, the displaced, and the broken. Each station invited us to pause, to see, to lament, and to hope. In the tension of suffering and redemption, we longed for a world where love and justice embrace, where the gospel is not just heard but lived."

Annual City-centre Churches - Good Friday Event. On Good Friday, Lighthouse had the privilege of being part of a moving annual act of worship and witness in Dortmund Square, joining with Christian communities from across Leeds City Centre. Together, we gathered at the foot of the cross to reflect on Christ's sacrifice and stand in unity as people of faith.

Lighthouse team members were on hand to help marshal the gathering and then afterwards warmly welcomed attendees with refreshments at St John's Church. As part of the service, Lighthouse Pastor, Jack, shared a Bible reading, and Jon offered a short but challenging message of hope and reflection.

In September 2025, the Lighthouse team and trustees reviewed progress against the charity's seven area of focus. Some highlights from 2025 are described below.

1. Sharing the King Jesus Gospel

At Lighthouse we boldly share the good news of King Jesus in pastorally sensitive, highly accessible and culturally relevant ways. We seek to act as heralds of Christ's life, death, resurrection, and ascension, believing that in him the darkest day is not the final day and that there is no darkness so dark that his light cannot shine. Given this, we unashamedly proclaim and celebrate the redeeming life and work of Jesus through conversations, pastoral visits, liturgy, scripture, sung worship and sacrament.

Sundays. During 2025, Lighthouse continued to welcome those on the margins into a space of worship, community, and encounter. Weekly attendance at our Sunday café-style service remained between 40–60 people, many of whom are vulnerable adults with little or no prior connection to church. In addition, we shared a meal with a further 12–20 residents from the crypt, strengthening relationships across the community.

The focus of this gathering remains intentionally evangelistic, offering an accessible and hospitable introduction to the story of Jesus for those who are unchurched or have had limited engagement with the Christian faith.

Our 2025 sermon series included The Armour of God, The Kingdom of God, and explorations of Old Testament figures such as Moses and David. These were

communicated through creative and engaging approaches, including dramatised readings of Scripture and clear, accessible teaching.

During the summer, we piloted Hamburgers and Hymns, an adapted format where food was served during the gathering itself. This created a more integrated rhythm of worship and hospitality and ensured that meals were shared primarily among those participating in the service and residents of the crypt.

Following this, in September, trustees—working in collaboration with the crypt—agreed to move towards a more intentional model in which food provision is focused on those attending the service and crypt residents. This shift has helped to deepen the sense of shared community, with the meal becoming a more relational and participatory space rather than a separate provision.

A particular highlight of the year was Homeless Sunday, where Lighthouse was joined by other Christian leaders from across the city. As part of this gathering, we held an act of remembrance, reading aloud the names of those who had died whilst experiencing homelessness—a moment marked by dignity, lament, and solidarity.

Wednesdays. In 2025, as part of our Wednesday Day Centre provision, our larger gathered Bible sessions continued to see strong community engagement, with weekly attendance averaging 30–40 participants. We continued journeying through the Gospel of Mark, utilising an immersive Bibliodrama approach. By combining dramatised storytelling with active participation—through dressing up and acting—the sessions moved beyond traditional Bible study, helping attendees access and explore the life of Jesus in a dynamic and embodied way, fostering a deeper resonance with the scriptures.

Following each Bible study, there is usually an opportunity to respond. We plan this on a rotating three-week cycle, offering either Holy Communion (a chance to gather together and share bread and non-alcoholic wine), Prayer Stations (opportunities to respond and pray in different ways), or Circle Time (whether in prayer or through a meditative practice).

Each week there is also an opportunity for people to share what Jesus is doing in their lives, often prompted by questions such as, “What is Jesus doing in your life?” or “Looking back on your life, when have you been particularly conscious of his love?” These moments of testimony and reflection have become an important part of our shared worship and discipleship, creating space for people to recognise and articulate the presence and grace of Christ in their everyday lives.

2025 also marked a year in which our confidence and repertoire in leading and singing worship songs significantly grew.

Mondays. In January 2025, we began a new partnership project with Leeds Minster. During term time, from 2.00 - 3.15pm, we run a weekly drop-in in the Minster’s café space, particularly aimed at those who are sleeping rough or vulnerably housed.

Following the drop-in, we gather in the chapel for a trauma-informed church service, creating a space of gentle worship and belonging. Concluding at 4pm, the service includes a time of song, opportunities for sharing, Scripture, prayer, and blessing, all held in a way that is sensitive to the lived experiences of those who attend.

This is a partnership project with Light Group/ Homeless Pastors, bringing together practical support, pastoral presence, and worship.

Around 30–40 people attend each week, with over 70 individuals engaging across the year. The project has become an important point of connection for many who are experiencing homelessness, isolation, and complex life challenges, offering both community and spiritual support in the heart of the city.

"Coming back to church helps bring my head together. I keep messing up but when I get stuck in it changes me"

Minster Mondays Attendee

Immersive Easter and Christmas Experiences. During key moments in the liturgical year, such as Christmas and Easter, we offer an immersive, 60-minute dramatic experience that invites participants on a pilgrimage through a series of in-church locations. With 40–50 people in attendance, members of our team and volunteers take on the roles of biblical characters, bringing the story to life through scripted monologues rooted in scripture. Interwoven with these powerful narratives, and with many in the community also in costume, we share in prayers and songs. Through this dynamic blend of storytelling, drama, and worship, the beauty and depth of the Christian story come alive in a deeply moving and memorable way.

BBC & Books. In 2025, Lighthouse was able to share the good news of King Jesus with people beyond the Leeds area through two significant opportunities.

Firstly, we were invited to record a BBC Radio 4 Extra church service for Prisons Week. This included testimonies and songs from the Lighthouse community, as the BBC joined one of our gatherings at Leeds Minster. It was a powerful opportunity to amplify voices from the margins and to share the hope of the gospel with a wider audience, including those within the prison system.

Secondly, Revd Jon Swales brought together a book of poems, Let Me Be the Kind Who Weeps, which focuses on the gospel and the presence of faith in dark places. Shared both in book form and across social media, these poems have resonated widely, with over 500 copies sold in 2025. All proceeds have gone directly to support the work of Lighthouse.

2. Discipling those on the margins

At Lighthouse we seek to follow Jesus. He is our Good Shepherd whose life and teachings permeate and shape all that we do. To follow Christ is to turn from a life of

sin, chaos, and rebellion against God towards a life of holiness in which the teachings of Jesus are embodied and the fruits of the Spirit made manifest. This is a work of the Spirit which lasts a lifetime and is encouraged both individually (through 1:1 mentoring, coaching conversations, and prayer) and in the life of the community (through our WOW courses, bible studies, healing workshops, modelling of conflict resolution and celebration of Godly play).

WOW Course. In 2025, we held our in-house Alpha-style course, WOW, where we explored together the beauty of the Christian faith within the beauty of Christian community, alongside the gift of refreshments and hospitality.

This six-week course explored key foundations of the faith: who Jesus is, the nature and authority of the Scriptures, and the life of prayer. The course was attended by 30 participants, gathered across four groups, and was held at Leeds Minster.

Each table was led by a group facilitator, creating space for conversation and reflection. Participants discussed a series of questions in their smaller groups, before bringing their insights back into the wider gathering for shared discussion.

Each week also included a specially chosen piece of artwork, helping to open up and illuminate the theme being explored, enabling conversation through image, imagination, and faith.

Small Group Bible Study. In September 2025 a second weekly small group Bible study was launched and the two studies run in parallel on a Wednesday morning in different areas of St George's Church. The long-standing group continue to explore New Testament passages with the help of Tom Wright's *For Everyone* series. It continues to be a smaller gathering of around six men and remains a deeply valued time—often described by attendees as their favourite part of the week. This bible study focuses specifically on how to live out the Christian story in everyday life, with scripture being used to help people look at how they can navigate trauma, loneliness, addiction and conflict. The newly launched second study group is aimed towards those who may struggle with literacy skills and theological discussion. Instead, this group approaches Bible study in a more kinesthetic and personally reflective way, often through therapeutic activities such as colouring, craft or by using the "Godly Play' approach.

The Extra Hour (4-week pilot). We were approached by North Church, (a large charismatic evangelical church in walking distance of Leeds city centre) to help them develop their approach to building lasting and supportive relationships and provide opportunities for spiritual formation with those who attend their free weekly lunch time provision. They were keen to learn from Lighthouse's approach, which resulted in a 4-week pilot of 'The Extra Hour' – an hour's gathering with time to listen, reflect, build community and share stories of hope, attended by many who stayed on after the lunch.

3. Building a Supportive Community

At Lighthouse, we continue to prioritise building a supportive community as one of our key aims in our work and ministry with some of the most vulnerable adults in Leeds. Our team specialise in taking a Jesus-centred, trauma-informed approach when engaging with those in the Lighthouse community, whether that be through our weekly day centres and gatherings, smaller group activities and trips, worship and prayer, or through one-to-one pastoral support.

Even though we are sadly aware that some of the trauma our brothers and sisters carry may be with them for life, we seek to provide safe spaces in which love, care and respect are offered to all. Within these spaces, positive patterns and routines can be formed and shaped, enabling those with multiple and complex needs to move towards healing, hope, trust, forgiveness and, eventually, self-acceptance, as people regularly encounter love in a place of welcome and belonging.

Examples of the supportive community we offer, and the way it changes lives, can be seen in these two stories:

Simon had been sleeping rough on the streets of Leeds and was living with the deep challenges that often accompany street homelessness, including addiction, instability, and profound loneliness. He was invited into our Minster Mondays community at Leeds Minster, where he was welcomed into a space of warmth, hospitality, and belonging.

What became clear very quickly was the vital role of community in Simon's recovery. He was embraced by others within Lighthouse, including people who were themselves further along in their own recovery journeys. Through conversation, encouragement, and informal peer support, Simon began to imagine a different way forward for his life.

Together, we developed a simple but intentional support plan for Simon, which included daily check-ins, opportunities to volunteer within the community, and practical support in applying for a residential rehabilitation placement. These daily rhythms of connection and responsibility helped to create stability and renewed purpose. Just before Christmas, Simon was accepted into a rehabilitation programme and is continuing to do well.

Charlotte (not her real name) came to Lighthouse in 2025 carrying the weight of significant childhood trauma. She was experiencing deep loneliness, struggling with her mental health, and at times engaging in self-harming behaviours. Charlotte also lives with mild learning difficulties and lower cognitive ability, which can make navigating daily life and complex systems particularly challenging.

Through becoming part of the Lighthouse community, Charlotte gradually began to form friendships and build trusting relationships with others. These friendships have become profoundly life-giving, offering companionship, encouragement, and a sense of belonging that had previously been missing from her life.

Charlotte particularly enjoyed joining our summer trips, where she was able to create positive memories with others in the community. These shared experiences of joy, friendship,

and inclusion have been an important part of her journey, helping to foster confidence and a renewed sense of belonging.

Alongside this peer support, the Lighthouse team have continued to be present for more in-depth conversations, walking with Charlotte as she navigates the complexities of daily life. This has included support around managing money, sustaining her mental health, and finding practical ways forward through difficult periods.

Both stories remind us that loneliness is often a key trigger for addiction, homelessness, and poor mental health. Community offers not only practical support, but a fresh imagination for what life can become—a place where hope can be rekindled and a different future begins to feel possible.

Off-site Community Trips & Experiences. Alongside our weekly services, day centres, and drop-ins, our community also took part in a range of offsite trips, where relationships naturally deepened through shared experiences and meaningful moments.

In early January 2025, 40 members of the Lighthouse community attended an evening performance of The Lion, the Witch, and the Wardrobe at Leeds Playhouse – an event we had successfully fundraised for via social media and our supporters newsletter in the lead up to Christmas. For many, it was their first theatre experience. Thanks to the generosity of our supporters, we were also able to buy hot drinks in the theatre cafe beforehand and an ice-cream for everyone during the interval. The production engaged everyone, bringing joy, reflection, and shared moments that strengthened community connections.

Some reflections from our community:

"You know what? This is just like Jesus." (referring to the character, Aslan)

"I'd never been to a theatre before. It was amazing! I can't wait to go again."

"I loved it - much better than the cinema!"

During the summer, Lighthouse organised a coach trip from Leeds to Filey Beach, offering a Wednesday filled with sunshine, fun, and fellowship. The day was enjoyed with ice creams, chips, seaside games, and quality time spent together by the sea.

Experiences like this are about more than just getting away for the day—they provide space for rest, connection, and joy, helping our community build lasting memories together.

Our annual Lighthouse trip to York remains a highlight of the year for our community. The day included a visit to York Minster, where participants joined the Midday Communion, a picnic lunch at St Olave's Church with a warm welcome from their team, and an afternoon at the National Railway Museum. Over 40 community members attended, reflecting the popularity of this established tradition. Trips like this

provide valuable opportunities for connection, shared experiences, and lasting memories within our Lighthouse community.

Some reflections from our community:

"Such a special day with my Lighthouse family—already looking forward to next year."

"Sharing Communion together at York Minster was really special."

Local trips in 2025 included a bowling trip, cinema, art galleries and museums, local parks for outdoor games.

4. Offering specialist pastoral care

Lighthouse continues to provide specialised pastoral care to some of the most vulnerable adults in the city of Leeds. Our approach is non-clinical, holistic, and trauma-informed, bringing together mature understandings of addiction, mental health, and recovery with the hope of the Gospel.

We continue to offer a care package through Adult Social Care for one individual with highly complex needs. He previously used heroin and, before receiving support, had been living in a car park. He lives with significant cognitive challenges, learning difficulties, and Type 1 Diabetes, all of which can make daily life particularly difficult.

Many people and agencies struggle to understand what he is trying to communicate. Lighthouse therefore provides consistent and specialist relational support. We speak with him daily, see him regularly through our community groups, and offer weekly home visits. We also provide support with medical appointments, help to manage his personal budget, and, when needed, are able to be present in his home during times of crisis.

A key strength of this work is our close and trusted relationship with the wider professional network around him, including his mental health nurse, GP, and social worker. This joined-up approach enables more effective care and helps ensure that he is supported with dignity, stability, and compassion.

This ongoing work reflects Lighthouse's commitment to walking alongside those with the most complex needs, offering both practical support and a consistent pastoral presence.

During 2025 we worked closely with Adult Social Care in offering care provision and assisting with emergency overnight accommodation as well as working alongside other agencies and charities in the city supporting those on the margins, such as St George's Crypt, Unity in Poverty Action (UPA) and Mental Health Services. Our close relationship with St George's Crypt has not only continued but deepened over the past year. Through this partnership, we were able to refer multiple individuals into Growing Rooms, their residential rehabilitation project in Leeds.

One powerful example is Casey (not her real name), who had been attending our Harbour drop-in for around three years. During this time, Casey was extremely vulnerable and was often the victim of violence and exploitation by others. Life was marked by instability, fear, and poor health.

This year, Casey entered Growing Rooms, and the change in her life has been remarkable. She has grown in confidence, regained physical health, put on much-needed weight, received new dental treatment, and formed new friendships. Perhaps most significantly, she now carries a renewed sense of hope and a fresh imagination for the future.

Each Sunday, Casey would come to Lighthouse and give thanks to God for the transformation she was experiencing, while also encouraging others to pursue their own path of recovery.

Several graduates of Growing Rooms now volunteer with Lighthouse. Their presence is invaluable, as they are able to offer specialist pastoral support rooted in lived experience to others who are facing similar struggles. Alongside this, we proactively coach and encourage them in how to flourish in recovery, in daily life, and in their journey with Christ.

This partnership continues to be a vital pathway of hope, enabling individuals not only to recover from addiction and trauma, but also to grow into people who can support and inspire others.

Emergency Accommodation: A Lifeline in Crisis. In 2025, Lighthouse provided 219 nights of overnight accommodation for individuals facing highly complex situations who too often slip through the net of already stretched services.

Many of those we support live with overlapping challenges such as trauma, addiction, poor mental health, neurodivergence, immigration issues, or limited recourse to public funds. These complexities can make it difficult to engage with fragmented systems, leaving people without the sustained support they need.

As a trusted relational community, Lighthouse is often able to walk alongside those whom other services struggle to reach, helping rebuild trust and create pathways into housing, healthcare, benefits support, and recovery.

In 2025, we also arranged residential rehabilitation support for four individuals, and provided hotel support before there move on towards longer-term stability and recovery. (More detailed analysis below).

5. Raising up leaders

Lighthouse continues to provide an immersive learning environment in which emerging leaders can develop their gifts, grow in confidence, and deepen the skills needed to lead and serve those on the margins. Alongside more seasoned leaders who invest

generously in spiritual formation, personal growth, and theological development, this remains a vital part of Lighthouse's ministry and long-term vision.

Throughout 2025, Revd Jon Swales has continued to invest significantly in the development of leaders both within Lighthouse and across the wider church. Jon has continued to coach and mentor Jack, Liz, and Angela, supporting their ongoing growth in leadership, pastoral ministry, theological reflection, and confidence in holding space for those battered and bruised by the storms of life.

Over the course of the year, Jon has also developed an indigenous leadership pathway, recognising the importance of nurturing leadership from within the Lighthouse community itself. This pathway seeks to identify, encourage, and equip those whose leadership gifts are emerging organically from lived experience, recovery, resilience, and faithful presence on the margins. This is an important part of ensuring that leadership at Lighthouse increasingly reflects the community it serves.

Jack and Liz have continued to flourish in their roles as Lighthouse Pastors. Building on the strong foundations laid in 2024, both have taken on increased responsibility in worship leadership, preaching, pastoral accompaniment, small group facilitation, and the day-to-day leadership of the community. Jon continues to coach them through both formal supervision and the informal, relational conversations that are so central to Lighthouse's culture of formation.

Angela's ministry has also continued to develop significantly during 2025. Jon remains in regular contact with her, often several times each week, as she continues her ministry with vulnerable individuals through Our Father's House, recovery work, and alongside Leeds Homeless Pastors. This ongoing coaching, supervision, and discernment support has been invaluable as Angela continues to grow in confidence and leadership in frontline ministry among those facing addiction, homelessness, trauma, and complex need.

Beyond Lighthouse itself, Jon has had approximately ten coaching and mentoring conversations with church leaders across Leeds and the wider UK during the year. These conversations have focused on missional leadership, ministry on the margins, theological reflection, and the practical challenges of sustaining compassionate and courageous Christian leadership in complex settings.

Alongside this one-to-one coaching, Jon has continued to deepen wider relationships and contribute to leadership formation through speaking and teaching in a range of contexts on mission to margins and justice issues. During 2025, this has included contributions to Christians Aware Conference, the Diocesan Course for Spiritual Directors, Leeds School of Theology 'Isaiah' day conference, the Diocese of Leeds interns' scheme, Trinity University Leeds, Trinity College Bristol, Boarbank Hall Retreat Centre, and the Permanent Diaconal Conference, alongside other local and national ministry settings.

These opportunities have enabled Lighthouse's learning and lived experience to serve the wider church, particularly around themes of missional theology, leadership formation, and ministry among the poor and excluded.

Through receiving placement students and investing in emerging leaders, both formally and informally, Lighthouse continues to play an important role in nurturing leaders who go on to serve in the church and the wider world.

Placement Students. Throughout 2025, we supported a range of groups and individuals on placement at Lighthouse. Many of these came via the Mission, Theology & Ministry on the Margins course and via other online events Jon has spoken at.

Among these was a vicar serving in an Urban Priority Area in Lancashire, who joined us for a two-week placement as part of her sabbatical. During her time with us, she shadowed our core team, developing confidence and gaining valuable skills. She also reflected on how encouraging it was to experience a sense of community, being part of a likeminded team dedicated to working alongside those on the margins.

Another placement student, who joined us from a church in the south-east, shared:

"My week spent with Lighthouse was a complete blessing. I am currently studying the Mission, Theology and Ministry for the Margins course delivered by Revd Jon and Liz. I am really enjoying the learning and wanted to find out more. I was welcomed into the Lighthouse family. It is a place of belonging, a place to be yourself and feel loved. My visit was filled with humility. It was wonderful to spend time learning about others. In doing so I was amazed at how much I learned about myself. We are all uniquely made yet all in the image of God. I am looking forward to returning for another week's placement next summer."

Indigenous Leadership Pathways. In 2025, Lighthouse identified two individuals in recovery, having come through programmes at Growing Rooms and Mattersey Hall, and proactively developed a pathway of volunteering, coaching, and leadership development to support their continued flourishing.

Recognising both the progress they had made and the gifts emerging within them, we created opportunities for supported volunteering, regular coaching conversations, and ongoing encouragement around leadership, discipleship, and life skills.

Our model offers a long runway for growth and recovery, recognising that deep transformation takes time. We seek not to place too much pressure on people too quickly, creating instead space for healing, trust, and maturity to develop at a sustainable pace. Within this approach, character is valued more highly than ability.

Our aim is not simply to support recovery from addiction, but to nurture long-term transformation, helping individuals discover purpose, belonging, and a renewed sense of calling.

One of these individuals was also referred to the Diocese of Leeds to explore a possible vocation to ordained ministry.

Both have also taken part in our MTMM module (see below), helping deepen their theological understanding and confidence as emerging leaders. This is an area we hope to develop further in the future as we continue to build clear pathways from recovery into leadership and ministry.

6. Providing a training hub

Lighthouse continues to serve as a training hub, welcoming individuals, groups, and churches from across the diocese and beyond who are seeking to serve, or are already working alongside, those on the margins. Through online courses, conference teaching, specialist coaching, and placement opportunities, Lighthouse seeks to encourage the wider church and offer a model of engagement and ministry that can be adapted and replicated elsewhere.

This has included leading a training session for St Paul's Ireland Wood's Warm Welcome team on offering pastoral care and effective signposting for vulnerable adults, as well as providing training for Lantern, a church plant inspired by Lighthouse and developed as a collaboration between Cornerstone Baptist Church and Vineyard in Headingley. We have also been part of senior leadership conversations with key leaders from these churches, helping to reflect on its strategic future.

Mission, Theology and Ministry for the Margins. In July 2025, we completed our Mission, Theology and Ministry for the Margins 24/25 course with 42 students. MTMM is a year-long programme, delivered through monthly online teaching sessions led by Revd Jon Swales and Liz Harden. Students join from across the UK and include clergy, those working within charities, and people seeking to pioneer new forms of ministry and community on the margins.

Sign-ups for the September 2025 cohort were higher than average, with 81 students registering for the course. Feedback from participants has been consistently positive, reflecting the value and impact of the teaching.

Both cohorts have been facilitated in partnership with Leeds School of Theology. As Leeds School of Theology prepares to close, the trustees are keen to build on the success and growing popularity of MTMM by continuing the first-year course from 2026 under the banner of the Lighthouse School of Missional Theology, alongside the development of a new second-year course for returning students, deepening leadership formation, theological reflection, and missional practice among those serving on the margins.

This now gives a stronger sense of reach and influence beyond Leeds, which is excellent for trustees and funders.

7. Serving the City of Leeds

Strengthening Our City Through Partnership and Advocacy. Lighthouse continues to play a significant role in supporting Leeds homeless community through partnership, advocacy, and the amplification of lived experience. During 2025, Lighthouse continued to co-host the quarterly Homeless Charter meetings alongside Unity in Poverty Action—an essential forum bringing together people with lived experience, grassroots organisations, Leeds City Council, housing providers, commissioned services, charities, faith communities, and churches.

These gatherings foster collaboration and coordinated responses to homelessness across the city, helping to shape policies and initiatives that directly impact some of Leeds most vulnerable residents. Each meeting includes a reflection from Revd Jon Swales, grounding discussion in compassion, dignity, and justice.

Alongside this city-wide work, Lighthouse has continued to ensure that the voices of those directly affected by homelessness and hardship remain central to decision-making. Working in partnership with Unity in Poverty Action, we hosted a lived experience meeting at North Church with representatives from Leeds City Council and the wider charity sector. This involved gathering insights from 20 Lighthouse community members with lived experience of homelessness, ensuring that strategic conversations were informed by real stories and practical realities.

Lighthouse also actively contributes to two key Homeless Charter working groups:

- Mental Health and Suicide Prevention
- Christian Addiction Connection

Dave Paterson from Unity in Poverty Action writes, *"We are very blessed to have such proactive engagement from Lighthouse and Revd Jon in the Leeds Homeless Charter, who plays an active part in our Grass Roots Groups Connecting with Commissioned Services working group and in a more newly formed group which focuses on suicide prevention and mental health issues amongst the homeless community."*

As part of this work, Jon led both an in-person and virtual session on Lighthouse's approach to suicide prevention, focusing on the creation of safe spaces, effective signposting, and supportive coaching. This reflects Lighthouse's ongoing commitment to walking alongside those in crisis.

In early 2025, Revd Jon Swales and Dave Paterson of Unity in Poverty Action continued conversations with churches regarding the possibility of establishing a winter night shelter. Due to workload commitments and concerns around potential mission drift, Lighthouse supported the initiative, but stepped back from taking a leadership role.

Encouragingly, this early contribution helped lay the groundwork for a winter night shelter pilot beginning in 2026, with six churches now signed up to participate.

St John's Ambassadors Programme. In spring 2025, Lighthouse launched the St John's Ambassadors Programme in partnership with the Churches Conservation Trust at St John's Church, the oldest church in Leeds City Centre. Previously open only once or twice a month, the building was made accessible more frequently through the programme, supporting Lighthouse's aim of serving the city while engaging the community.

Participants of the programme worked towards accredited cleaning certification and took on stewarding roles—welcoming visitors, sharing the church's history, and supporting its use as a public resource. The programme particularly engaged individuals with experience of homelessness, addiction, mental health challenges, or long-term unemployment, helping them develop skills, confidence, and a sense of purpose.

In May and October, two Open Days were held, featuring guided tours, historical talks, and opportunities for the public to meet Ambassadors and learn about their work. Ambassadors also visited Selby Abbey and All Souls Church in Halifax to gain insight and inspiration for opening historic buildings to the public.

Mark Sproat from the Churches Conservation Trust also shared his encouragement:

"St John's once served the parishioners of Leeds City Centre, and this project is a fantastic opportunity for it to support some of the city's most vulnerable residents once again. Through our partnership with Lighthouse, we hope this building can become more open, more welcoming, and full of life once more."

Overall, the programme successfully combined heritage preservation with community development, and funding has been secured to continue it in 2026.

Providing emergency accommodation. Between January and December 2025 LHWY provided 219 nights of accommodation to 37 different individuals. The majority of this accommodation was provided to a small number of individuals who are established members of Lighthouse. The cost of this provision was £10,372.55 and this was supported by allocations from the Household Support Fund grant (£8,152.08 to cover 01 April 2024 to 31 March 2025, and later, £9000 to cover 01 April 2025 to 31 March 2026), along with other fundraising specifically for emergency accommodation. LHWY team and trustees continue to work with Leeds City Council, St George's Crypt and other partners to coordinate the provision of emergency accommodation and to minimise the risk that this is abused. A monthly breakdown of this emergency provision is provided in the table below.

37 individuals were supported by Lighthouse to access emergency overnight accommodation through hotels over 2025. 25 of these were accommodated more than once during the year. Almost 50% of our total expenditure in 2025 was allocated to the long-term support of two highly vulnerable men experiencing chronic homelessness, both of whom engage regularly with Lighthouse sessions several times each week.

Their circumstances are exceptionally complex and require sustained, intensive support. Throughout the year, we have remained in close partnership with Leeds City Council, Adult Social Care, mental health services, and other relevant agencies to seek appropriate pathways of care and support. Both individuals have limited access to public funds, and without Lighthouse's intervention they would have had little to no respite from rough sleeping.

In addition to providing overnight respite care, we have made sustained efforts to secure further statutory support, including ongoing dialogue with the local MP and formal requests for human rights and care assessments. Despite these efforts, additional provision has not yet been secured, underlining both the severity of their situations and the vital role Lighthouse continues to play in preventing further harm.

	2025						
	Jan	**Feb**	**March**	**April**	**May**	**June**	
Nights	21	16	26	20	14	10	
Males	3	3	4	3	4	5	
Females	2	1	2	1	0	1	
Total	7	4	6	4	4	6	
Cost	£1085.14	£1047.85	£1369.89	£905	£408.96	£513.98	

	2025						
	July	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**Total 12 months**
Nights	9	18	20	25	17	23	219
Males	4	2	3	3	3	6	29
Females	0	1	1	1	3	0	11
Total	4	3	4	4	6	6	37
Cost	£506.98	£777.99	£1077.96	£863.93	£734.91	£1079.96	£10,372.55

Looking Forward

Building on the foundations laid in 2025, Lighthouse is committed to expanding and strengthening its work through the following key initiatives for the year ahead:

- Establish and develop the North Church Extra Hour project as a weekly term-time gathering on Thursday afternoons, creating further space for hospitality, pastoral support, and community connection.
- Open St John's Church every Tuesday during term time as a space to serve the city, develop the Ambassadors Programme, and provide a welcoming drop-in environment alongside a place for pastoral conversations and one-to-one support.
- Launch and develop the Lighthouse School of Missional Theology in response to the closure of Leeds School of Theology. This will include continuing to host the MTMM course (Mission, Theology and Ministry for the Margins), developing a Year Two pathway, and offering stand-alone teaching sessions—both online and in person—on themes including Scripture, mission, discipleship, and serving the most vulnerable.
- Develop and implement a new staffing plan to ensure Lighthouse's long-term sustainability, resilience, and capacity for future growth.

These initiatives reflect our ongoing commitment to justice, hospitality, theological formation, and the transformation of lives and communities across Leeds.

Risk Management

The major risks to the charity are:

- **Failure to obtain the necessary funding to sustain and grow the work**. This continues to be managed through the appointment of a trustee with specific oversight of finance and a part-time fundraiser, alongside ongoing work to diversify income streams and strengthen longer-term financial planning.
- **Team burn-out and organisational over-dependence on key leaders**. At present, Lighthouse remains significantly dependent on Jon and Sarah Swales for leadership, vision, pastoral presence, and much of the administrative oversight. Whilst there are no current plans for either to move on, it is wise and necessary to continue growing the wider staff and volunteer leadership team so that others develop in confidence, are able to hold the room, and can increasingly share leadership and administrative responsibility. This is being addressed through leadership development, clearer role allocation, and the implementation of a new staffing plan to support long-term sustainability.
- **Staff wellbeing remains a key priority**. Regular professional supervision of the Lighthouse Core Team continues, and staff wellbeing is overseen by a specific

trustee. Each Core Team member also has an allowance to cover the costs of a retreat.

- Our prime responsibility is for the safety and welfare of the vulnerable adults we support. During the year, the Lighthouse team and trustees continued to receive safeguarding support from Thirtyone:eight and maintained a close working relationship with the Diocese of Leeds Safeguarding Team

Finances

We are fortunate to have a trustee who is a professionally qualified accountant as our treasurer. We have no funds materially in deficit and the trustees are satisfied that the charity is a going concern. We operate our finances within a Financial Controls Policy overseen by the treasurer.

Income

In 2025 the Charity continued to receive financial support from St George's Church (£5,417), and St George's Crypt (£17,206) as well as smaller donations from other organisations totalling circa £8,200. Approximately £66,800 was received from individual supporters comprising regular contributions as well as a number of generous one-off donations. St George's Church and Crypt also support the charity by providing free use of meeting space for the core team and for Lighthouse sessions.

In addition we received grants in 2025 totalling £42,700, comprising:

Unrestricted grant income	
The Wharefedale Foundation	£7,000
Total unrestricted grant income	**£7,000**
Restricted grant income	
Souter Charitable Trust	£2,500
Charles and Elsie Sykes Trust	£2,000
LCC – Household Support Fund	£6,000
Bramall Foundation	£5,000
Scurrah Wainwright Charity	£2,500
Progress to Change	£2,160
Sir George Martin Trust	£3,000
Wades Charity	£5,000
Jerusalem Trust	£2,000
Other charities	£5,540
Total restricted grant income	**£35,700**

Through discussion with Adult Social Care (ASC), Lighthouse has been entrusted to provide some of the required care and support for a small number of clients. The funding received in 2025 from Leeds City Council of £35,700 (2024: £33,821) is identified in our accounts as a 'restricted' fund.

Expenditure incurred to support these clients (salary, rent, utilities, food allowance, carer support etc.) are shown as being paid from 'restricted' funding. To meet other indirect costs incurred by Lighthouse (for example administration, ad hoc staff support in response to a crisis etc.) any year end surplus of this funding is transferred to 'unrestricted' funds. ASC are in full agreement with this arrangement.

In addition, we have an arrangement with one individual who is unable to manage their benefits to hold money in the Lighthouse bank account and feed money to them in small amounts. As Lighthouse prepares receipts and payments accounts, these monies (£27,660) have been included in both income and expenditure.

Expenditure

Our principal spend of circa £109,000 for staff salaries is to provide the high level of one-to-one pastoral support that enables us to connect effectively with those on the margins of society and build a supportive community. In addition, circa £52,000 was spent to provide materials for sessions or direct support to individuals through, for example, covering travel costs or giving emergency funding.

Reserves

The Trustees have felt it prudent to have a policy whereby the unrestricted funds held by the Charity should be approximately 3 months of gross running costs which equates to approximately £45-50k. On 31st December 2025 the unrestricted funds of the Charity stood at c. £123k. The reserves policy will be reviewed annually.

Note: The charity has no guarantees or debts outstanding.

Related Party Transactions

Under the terms of Lighthouse's constitution St George's Parochial Church Council may nominate or recommend up to three trustees to the Lighthouse Board and St George's Crypt (registered charity no. 1144474) may nominate or recommend up to two trustees to the Lighthouse Board. Accordingly, St George's Church and St George's Crypt are considered related parties due to this governing document arrangement and the potential for mutual trustees.

As noted in the Finances section above, during the year Lighthouse received donations from St George's Church amounting to £5,417 and donations from St George's Crypt amounting to £17,206. These transactions were made in the normal course of the charity's operations and on an arm's length basis.

In addition, during the year Lighthouse arranged regular workshop-based activities for groups of its clients at The Horsforth Shed (registered charity no. 1184672) for which Lighthouse paid fees amounting to £5,760. We are disclosing these transactions in the interest of transparency, as Jonathan Cain is Chair of Trustees of both charities.

No other related party transactions requiring disclosure were identified during the year.

Charity and Trustee Details

Charity name:	Lighthouse (West Yorkshire)
Registered charity number:	1164239
Charity's principal address:	St George's Church Great George Street Leeds LS1 3BR
Type of governing document	Constitution (Foundation Registered 03 Nov 2015 as amended on 11 Jul 2023)
How the charity is constituted	Charitable Incorporated Organisation
Trustee selection methods	Appointed by agreement of the trustees*

*The Constitution anticipates the nomination of up to three trustees by St George's Church (registered charity no. 1131798) and up to two trustees by St George's Crypt (registered charity no. 1144474)

Names of the charity trustees who manage the charity

N. Bishop	
A. Bisset	Treasurer
H. Bown-Brownridge	Resigned November 2025
J. Cain	Chair
A. Muckle	Appointed June 2026
D. Pilling	Appointed February 2025
A. Wilcock	
J. Woodhead	

Independent Examiner:	
T. Wyatt	Wyatt & Co Chartered Accountants, Leeds, LS6 1NP

Names of senior staff members:	
Revd Jonathan Swales	Team Leader
Jack Flowers	Senior Pastor
Liz Harden	Senior Pastor

Trustee Matters
The charity was registered as a CIO on 03 November 2015.

The charity trustees undertake to make available to each new charity trustee, on or before their first appointment copies of or access to:
(a) The current version of the constitution.
(b) The CIO's latest Trustees' Annual Report and statement of accounts.
(c) The Charity Commission's guidance of the role of the trustee.
(d) The trustee declaration of being a 'fit and proper' person document.
(e) The Lighthouse Handbook.

The charity is aware of the guidance on diversity and inclusion and is actively seeking to expand the board of trustees.

The trustees with specific roles are:

- Nick Bishop (2016) – Specialist knowledge of mental health, addiction, and Adult Social care
- Jamie Woodhead (2023) – Safeguarding
- Helen Bown Brownridge (2022 to 2025) – HR matters
- Revd Canon Jonathan Cain (2022) - Staff wellbeing, & Chair of Trustees
- Andy Bisset (2021) – Treasurer

The Revd Jon Swales (Lighthouse Team Leader) continues to attend trustees' meetings to inform discussions but does not have voting rights.

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees:

Signatures		
Full names	Jonathan Cain	Nick Bishop
	Chair of Trustees	Trustee
Date	08/10/2026	08/10/2026

Independent Examiner’s Report

I report to the trustees on my examination of the financial statements of Lighthouse (West Yorkshire) ('the charity') for the year ended 31/12/2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (‘the Act’).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 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

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 (ICAEW), 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 charity as required by section 130 of the Act; or

2. the financial statements do not accord with those records; or

3. the financial statements 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.



Nigel Wyatt BSC FCA
Independent Examiner
125 Main Street
Garforth
Leeds
LS25 1AF

Date: 08/10/2026

Receipts and Payments Accounts

CHARITY COMMISSION FOR ENGLAND AND WALES

Charity Name	No (if any)	
Lighthouse (West Yorkshire)	1164239	CC16a

Receipts and payments accounts

For the period from	Period start date	To	Period end date
	01-Jan-25		31-Dec-25

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
DONATIONS	97,590	-	-	97,590	66,361
GRANTS	7,000	35,700	-	42,700	30,450
LEEDS CITY COUNCIL CONTRACT TO PROVIDE SUPPORT FOR CLIENTS	-	54,935	-	54,935	57,063
GIFT AID CLAIM	12,423	-	-	12,423	2,851
COURSE FEE INCOME	6,847	-	-	6,847	6,369
BOOK SALES	5,103	-	-	5,103	888
OTHER INCOME	50	-	-	50	-
	-	-	-	-	-
***Sub total** (Gross income for AR)*	129,013	90,635	-	219,648	163,982
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	129,013	90,635	-	219,648	163,982
A3 Payments					
SALARIES	77,182	31,991	-	109,173	95,390
PASTORAL CARE EXPENDITURE	10,579	39,050	-	49,628	46,708
RESOURCES	3,439	14,648	-	18,087	11,045
STAFF SUPERVISION, TRAINING AND WELFARE	1,836	-	-	1,836	3,698
FUND RAISING	570	-	-	570	51
BOOK EXPENSES	4,571	-	-	4,571	-
OTHER EXPENSES	6,906	-	-	6,906	6,662
	-	-	-	-	-
	-	-	-	-	-
Sub total	105,084	85,688	-	190,772	163,554
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	105,084	85,688	-	190,772	163,554
Net of receipts/(payments)	23,929	4,947	-	28,876	428
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	99,439	11,248	-	110,687	110,259
Cash funds this year end	123,368	16,195	-	139,563	110,687

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	BANK ACCOUNT	122,764	16,195	
	STEWARDSHIP ACCOUNT	599	-	-
	PETTY CASH	5	-	-
	Total cash funds	123,368	16,195	
	(agree balances with receipts and payments account(s))	OK	OK	OK

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval


LIGHTHOUSE
WEST YORKSHIRE