St Anne's Limehouse

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE'S, LIMEHOUSE

Report and Accounts

Year ended 31st December 2025

Stewardship
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1 Lamb's Passage, London EC1Y 8AB
www.stewardship.org.uk

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE'S, LIMEHOUSE

CHARITY INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2025

Members of the Parochial Church Council

The Rev'd Richard Bray
The Rev'd Matthew Endersby
Rev'd Terence James Harkin (resigned: 20th January 2025)
Gabriel Ezemah (Warden)
Arthur Wolstenholme (Deanery Synod Rep.)
Sarah-Jane Austin (Secretary; Deanery Synod Rep.)
Jeremy Batch
Derrick Cutler
Paul King
Charles Ng
Jean Whitnall
Hiten Rajguru (Warden) (resigned 19 April 2026)
David Maerz
Kathryn Silvester (resigned: 19 April 2026)
Liyi Zhang (Treasurer) (resigned 19 April 2026)
James Hutchinson
Alan John Halil (appointed: 18th May 2025)
Mervin Kissoon (appointed: 18th May 2025, resigned: 31 August 2025)
Danielle Gehr (appointed 19 April 2026)
Justin Richardson (appointed 18 May 2026)
Ann-Mary Zengeya (appointed 18 May 2026)

Charity Registration Number	1164249
Principal Address	St Anne's Church 5 Newell Street London E14 7HP
Independent Examiner	Lisa Darby FCA Stewardship 1 Lamb's Passage London EC1Y 8AB
Bankers	HSBC 69 Pall Mall London SW1Y 5EY

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ANNUAL REPORT OF THE MEMBERS OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE'S, LIMEHOUSE FOR THE YEAR ENDED 31 DECEMBER 2025

1 Objects of the charity

In accordance with the Parochial Church Councils (Powers) Measure 1956. the charity is responsible for co-operating with the incumbent in promoting in the ecclesiastical parish the whole mission of the Church, be it pastoral, evangelistic, social or ecumenical, and the maintenance of the church building on Three Colt Street.

2 Summary of the charity's main activities and achievements

To further the above objects and vision, the charity's main activities and achievements were as follows.

We aim to be "a genuinely mixed East End church with a passion for straight-forward Bible teaching". 2025 was the penultimate year of the 5-year Mission Action Plan drawn up in 2021, the main themes of which were to grow in three aspects of ministry, as well as in partnership with other church, parachurch and community organisations.

a) Grow deeper in relationships with God and one another - growing more loving relationships with our heavenly Father and our brothers and sisters in Christ.

The primary ways in which these relationships grow are through Sunday services (morning and evening), small group bible studies and service teams. While attendance at Sunday services plateaued this year at an average of 135, we now have nearly 90 people meeting in 9 midweek daytime and evening small groups. Sunday preaching this year covered the inner life of the Christian and parts of Genesis, Exodus, Mark, Revelation, Ephesians, Psalms, John and Titus. Meanwhile, books and topics studied interactively by the various small groups included 1 Samuel, 2 Samuel, Psalms, Isaiah, Obadiah, Jonah, Micah, Mark, John, Romans, Colossians, Jude, evangelism training and a Bible Overview.

Groups for children from 18 months to Year 6 teach the Bible in age-appropriate ways during the morning service following a five term curriculum for Bible Tots and five-year curriculum for Sunday Club. For those in Year 6 upwards, Youth Group meets on Sunday afternoons. For the second year running, the youth group enjoyed attending the Sorted Nano event with many young people from other churches.

The staff and PCC aim to foster a "team" rather than "rota" approach to volunteering, and the tech team has been a particular success story in this respect. As well as a new Community Choir, which meets after church on Sundays, a new Saturday morning gardening team has been formed to improve the planting in the churchyard. It has also been encouraging to see newcomers, the Youth Group and older teenagers increasingly involved in practical service and community events.

Purely social events are also important in building friendships within and beyond the church. This year, Pizza and Games nights replaced Quiz Nights and "Second Sunday at Wetherspoons" provided an opportunity to chat over lunch once a month.

b) Grow wider in outreach and diversity of ages and backgrounds: especially teens and twenties, and non-white and non-middle class people.

The year was marked by a notable number of new enquirers, including younger men from both churched and unchurched backgrounds.

ANNUAL REPORT OF THE MEMBERS OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE'S, LIMEHOUSE FOR THE YEAR ENDED 31 DECEMBER 2025

We celebrated a total of 13 adult and 2 infant baptisms, as well as 6 confirmations, from a range of nationalities and backgrounds. The church also continued to reach out to the residents of local sheltered housing, holding a weekly teatime gathering with optional bible discussion; several residents have now become valued members of the church family. Moreover, the Community Choir and Gardening Group both welcome members of the community whether or not they currently attend church.

Annual festivals always bring the wider community into church. We welcomed 227 at Easter, 570 in total across the three advent carol services and 370 in total at Christmas Eve and Christmas Day services, the midnight service being particularly well attended this year. A new addition this year was a Christmas Vibes evening of craft stalls, music, refreshments and testimonies.

Regular outreach activities also include:

- participation in the Tower Hamlets churches' night shelter (GrowTH) which meets in the crypt two nights a week throughout the winter
- Chatterbox, a midweek stay and play group, as well as Who Let The Dads Out?!, revived this year as an occasional Saturday group for male carers with toddlers
- schools work including The Word, a well-attended after school Bible club at Stepney Greencoat School, and the Easter Experience, which presents the Easter story to several Year 4 classes from local primary schools in a "crime scene investigation" format
- an annual Sunday Funday in the churchyard at the start of September, enjoyed by hundreds of local residents
- an open-air service on London Marathon Sunday, after which the church is open to the public all day for refreshments and toilets.

c) Grow further in our capacity for ministry: including training gospel workers and making substantial progress towards the renewal of our building

In August, we sadly said farewell to our Assistant Minister, Mervin Kissoon, with his family, but James Hutchinson joined the staff temporarily to cover the youth and children's ministry component of that role. Keely Thomas and Tim Bray also joined the staff as part-time administrative Ministry Enablers. It is hoped that it will be possible to appoint a Youth and Children's Worker to start in September 2026, partly funded by an external grant.

Two members of staff and two members of the congregation studied at different levels on the Cornhill Training Course during the year and two local leadership training groups (the East London Emerging Leaders' Group and the Ladies' Bible-Handling Group) were started by staff members.

Other church members are being mentored and trained as small group leaders, children's workers and occasional preachers.

Most of the charity's activities are undertaken by volunteers and the charity could not operate effectively without them. The church aims for every believing member to serve voluntarily in some capacity, this being an intrinsic part of Christian life, and over 70 people contributed their time, skills and energy during the year.

Whilst the time each individual can give depends on their circumstances, there are 4 or 5 volunteers who devote significant time midweek to serving the church. In addition, several members the church as well as volunteers from the wider community have committed many hours to the Hawksmoor 300 Campaign.

A robust administrative framework is essential to support all these activities. During the year, we began to use new ExpensePlus software for accounting and to exploit our existing ChurchSuite software further to manage hire bookings more efficiently. The Health and Safety team attended training and numerous small improvements were subsequently made to the safety of the building.

Regarding the maintenance and restoration of the building, see section 2.3.

d) Grow in partnership: both locally and internationally

In accordance with biblical principles, the Trustees aim to donate approximately 10% of our unrestricted income to other Christian charities. In particular, we continue to partner with two churches overseas (Etterbeek Church in Brussels and Redeemer City Church in Accra) and with three Christian parachurch organisations working locally (GrowTH, London City Mission and CrossTeach). In all these cases our financial donations are accompanied by prayer and other forms of collaboration and support.

Furthermore, our partnership with Care for St Anne's is central to the Hawksmoor300 project which has been working with the Museum of London Docklands, Queen Mary College, the Bartlett School of Architecture and others.

We also participate in several Anglican and inter-denominational Christian networks both locally and nationally.

In planning the activities, the trustees have applied the guidance on public benefit issued by the Charity Commission.

3 Fabric, goods and ornaments

A major milestone in the Hawksmoor300 building project was reached when the diocese granted approval in principle to the master plan. This was the culmination of years of hard work by the parish and its partner secular charity, Care for St Anne's. Although the National Lottery Heritage Fund advised against applying in 2025 for a single grant for the whole project, which had become very large, this has provided an opportunity to develop a phased, and more manageable, approach to delivery. In October, the PCC spent a day away reviewing and renewing their vision for the project.

Meanwhile, Care for St Anne's organised events and curated a number of high-quality exhibitions in the gallery which brought new people into the building.

These included a display of large and colourful embroidered panels by the local Stitches in Time group (many of whom are British Bangladeshi), depicting aspects of Limehouse history, two photographic exhibitions and a display of information about London's Hawksmoor churches.

The church will also benefit in coming years from the restoration of the grand piano, funded by a generous donation.

The last quinquennial inspection was held in 2021. The most urgent masonry work was completed in 2023, along with a steeplejack inspection, and the restoration of the Clutterbuck east window was completed in December 2024. In consultation with the architect, the remaining recommended works were incorporated into the Hawksmoor300 project. Non-routine maintenance during the year included the removal of chipboard from the south porch ceiling as requested by the insurers.

4 Structure, Governance and Management

4.1 General

The charity is registered with the Charity Commission and operates under the Charities Act 2011. The governing documents for the charity are the Parochial Church Councils (Powers) Measure 1956 (as amended) and the Church Representation Rules.

Responsibility for setting policy rests with the PCC who meet regularly to monitor the activities of the charity. The day to day operation of the church's parish ministry is delegated to the Rector and staff. The management and promotion of the Hawksmoor300 building project during the first part of the year, prior to the end of the development phase, was delegated to a Campaign Board, at every meeting of which at least two Trustees represented the interests of the PCC. Following the decision to phase delivery, the governance of the project is being restructured.

The Rector has a financial authorisation limit of £500 and the Standing Committee a limit of £5,000. Expenditure above that must be authorised by the PCC. Trustees are elected from within the church membership and (unless co-opted or ex officio) must have been on the Electoral Roll for at least 6 months, giving them general familiarity with the charity. New Trustees are issued with a description of their responsibilities and encouraged to attend diocesan training for new Trustees. At the first meeting following the Annual Parochial Church Meeting, key policies (including Data Protection, Safeguarding, Conflict of Interest and Complaints) are reviewed and re-adopted, having been circulated beforehand. All Trustees are required to complete the Church of England's Basic, Foundation and Domestic Abuse Safeguarding training courses; the Rector and Church Wardens are also required to complete Safeguarding Leadership Training.

Ordained clergy are paid by the diocese, not by the charity. Remuneration for all other staff is determined by research into market rates, ensuring that their pay is also above the statutory minimum wage.

The church's operating policies are largely dictated by the Church of England.

4.2 Safeguarding

With regard to the PCC's obligations to safeguard children and vulnerable adults, the members of the PCC confirm that they have complied with their duties under section 5 of the Safeguarding and Clergy Discipline Measure 2016. The charity maintained Level 3 (the top level) of compliance on the Church of England Safeguarding Dashboard. No major incidents were reported to the Charity Commission.

4.3 Electoral Roll Report

After revision prior to the APCM, the number of names on the Electoral Roll was 99.

5 Financial Summary

5.1 Overview

During the year the general unrestricted fund income increased by 4% to £275.1k, including a one-off payment of £13.2k for BBC filming, and the unrestricted fund expenditure increased by 0.2% to £269.2k. The unrestricted deficit after fund transfers was £12.6k (2024: £6.3k).

In order better to understand and manage the income generated by, and the costs of running, the building, the trustees created a new designated Building Operations Fund, set apart from the unrestricted General Fund, which ended the year with a surplus of £82. Without the BBC filming, this fund would have ended with a deficit.

Restricted income fell by 63% to £38.9k and restricted expenditure fell by 72% to £123.0k, resulting in a deficit after fund transfers of £65.7k (2024: £327.4). This was largely due to NLHF advising the charity to pause and replan the Hawksmoor300 project as a phased development rather than proceeding to a major grant application in Autumn 2025.

The total deficit for the charity was £78.3k (2024: £333.7k). After fund transfers, the assets carried forward were £56.9k of unrestricted income (2024: £69.4k) and £119.1k of restricted income (2024: £184.8k).

The Diocese assessed the PCC's parish share to be £99.8k for the year to 31 December 2025. Having reviewed the PCC's finances, the members of the PCC decided to restrict the PCC's contribution to £71k.

Looking forward, the current global and national economic situation has potential to impact all charities. The principal uncertainty specific to St Anne’s relates to the Hawksmoor300 project. However, the project is being re-shaped into a series of more manageable phases which, although it will require a new fund-raising effort, significantly reduces the risk. Provisionally, the first phase of the restructured Hawksmoor300 project will provide a lift to all three levels of the building which it is hoped will increase hire income as well as furthering Christian mission.

5.2 Fundraising

The Christian ministry of the church is funded primarily by the sacrificial voluntary giving of its members. The Hawksmoor300 project development phase, which ended in spring 2025, was funded primarily by the National Heritage Lottery Fund. Professional fundraisers were appointed for the duration of that phase.

5.3 Investments Policy

The charity has no investments.

5.4 Reserves Policy

In 2025, the charity aimed to hold a minimum of £41k (representing approximately 2 months of unrestricted expenditure) as unrestricted net cash assets so that the charity could continue to operate should income and / or expenditure vary adversely. At the year end, the charity held unrestricted net current assets of £56.9k so is operating within its reserves policy. For 2026, the reserve has been raised to £46k.

ANNUAL REPORT OF THE MEMBERS OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE'S, LIMEHOUSE FOR THE YEAR ENDED 31 DECEMBER 2025

6 Responsibilities of Trustees under charity law

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

Charity law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charity as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing these financial statements, the trustees are required to:

1. select suitable accounting policies and apply them consistently;
2. observe the methods and principles in the Charities SORP;
3. make judgements and estimates that are reasonable and prudent;
4. state whether the applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
5. prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

Approval
This report was approved by the PCC and signed on their behalf by:

RABray
RABray (Sep 8, 2026 17:02:15 GMT+1)

_____
The Rev'd Richard Bray

Date: Sep 8, 2026 _____

INDEPENDENT EXAMINER'S REPORT

TO THE MEMBERS OF THE PAROCHIAL CHURCH COUNCIL OF

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE'S, LIMEHOUSE ('the Charity')

I report to the members of the PCC (who are also the charity's trustees) on my examination of the accounts of the Charity for the year ended 31 December 2025 on pages 9 to 19 following, which have been prepared on the basis of the accounting policies set out on pages 11 and 12.

Responsibilities and basis of report

As members of the PCC 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.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

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

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

Lisa Darby
Lisa Darby (Sep 9, 2026 10:58:05 GMT+1)

Lisa Darby FCA
The Institute of Chartered Accountants in England and Wales
Stewardship
1 Lamb's Passage
London
EC1Y 8AB

Date: Sep 9, 2026

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE'S, LIMEHOUSE

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
INCOME AND ENDOWMENTS FROM:					
Donations and legacies	3	189,094	37,199	226,293	307,758
Charitable activities	4	85,269	1,680	86,949	58,870
Investments	5	736	-	736	1,064
Total income and endowments		275,099	38,879	313,978	367,692
EXPENDITURE ON:					
Charitable activities	6	269,225	108,456	377,681	592,753
Raising funds	7	-	14,569	14,569	108,626
Total expenditure		269,225	123,025	392,250	701,379
Net income/(expenditure)		5,874	(84,146)	(78,272)	(333,686)
Transfers between funds	15	(18,456)	18,456	-	-
Net movement in funds		(12,582)	(65,690)	(78,272)	(333,686)
Reconciliation of funds:					
Total funds brought forward		69,448	184,809	254,257	587,943
Total funds carried forward	15	56,866	119,119	175,985	254,257

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing operations.

The notes on page 11 - 18 form part of these accounts.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE'S, LIMEHOUSE

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
CURRENT ASSETS					
Debtors	10	15,662	4,242	19,904	143,362
Cash at bank and in hand	11	53,797	135,130	188,927	140,045
		69,459	139,372	208,831	283,408
CREDITORS: Amounts falling due within one year	12	(12,592)	(20,254)	(32,846)	(29,151)
Net current assets / (liabilities)		56,866	119,119	175,985	254,257
TOTAL NET ASSETS		56,866	119,119	175,985	254,257
FUND BALANCES	15				
Unrestricted Funds					
General funds		56,784	-	56,784	69,448
Designated funds		82	-	82	-
		56,866	-	56,866	69,448
Restricted Funds		-	119,119	119,119	184,809
		56,866	119,119	175,985	254,257

The financial statements were approved by the members of the PCC and were signed on its behalf by:

RABray

RABray (Sep 8, 2026 17:02:15 GMT+1)

The Rev'd Richard Bray

Date: Sep 8, 2026

Charity number: 1164249

The notes on page 11 - 18 form part of these accounts.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE'S, LIMEHOUSE

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Statutory Information

The Parochial Church Council of St Anne's, Limehouse is a charity registered with the Charity Commission in England & Wales. The charity's registered number and principal address can be found on the Charity Information page.

2 Accounting Policies

These financial statements are prepared on a going concern basis, under the historical cost convention. The financial statements include all activities for which the PCC is legally responsible; the activities of informal gatherings of church members and groups that owe their main affiliation to another body are excluded.

These financial statements have been prepared in accordance with The Church Accounting Regulations 2006, the 'Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)' ("the Charities SORP"), with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland ("FRS 102") and with the Charities Act 2011. The charity meets the definition of a public benefit entity as set out in FRS 102.

The Charities (Accounts and Reports) Regulations 2008 (the '2008 Regulations') requires charities to prepare their accounts in accordance with 'Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005' but this accounting standard has since been withdrawn and has been replaced by the Charities SORP mentioned in the preceding paragraph. The charity has prepared these financial statements in accordance with the new Charities SORP; this departure from the 2008 Regulations is believed to be necessary for these financial statements to give a 'true and fair view'.

The principles adopted in the preparation of the financial statements are set out below.

a) Going concern

The PCC have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The PCC have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the PCC have considered the charity's forecasts and projections and the possible implications should projected income and / or expenditure vary unexpectedly. The PCC have concluded that there is a reasonable expectation that the charity has adequate resources to continue to operate for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

b) Income

Income (which includes planned giving, grants, collections and other donations) is recognised in the period in which the charity becomes entitled to receipt, the amount receivable can be measured with reasonable certainty, and receipt is probable. For the most part income is generally recognised when it is received by, or on behalf of, the PCC. Income is only deferred when the charity has to fulfil conditions before becoming entitled to it or where the donor has specified that the income is to be expended in a future period.

Income from donations and legacies includes:

i) Recoverable gift aid. This is recognised when the related donation is received. Gift aid that has not been recovered by the balance sheet date is included as a debtor.

ii) The charity has paid ministry staff but relies on the help of volunteers to carry out all its activities. However, in accordance with the SORP, the value of these services has not been included in these financial statements as they cannot be reliably measured.

As a Church of England parish, the charity has only one charitable activity, namely the advancement of the Christian faith, and all income from donations, legacies and charitable activities is in respect of this one activity. This includes the renovation and renewal of the church building for congregational and community use, which is the responsibility of the PCC but in which it is supported by a building advisory group from the wider community.

c) Expenditure

Expenditure, including irrecoverable VAT, is recognised when it is incurred or, if earlier, when a legal or constructive obligation for a payment arises provided that it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Contributions in respect of the diocesan parish share are included in the Statement of Financial Activities for all amounts agreed to being payable for the financial year. Any contributions that have not been paid over by the year end are included as a creditor.

The charity makes grants to other institutions and individuals to further its charitable objectives. Grants payable are recognised as constructive obligations arise, which is generally when the charity expresses a commitment to the recipient that can be measured reliably and then only to the extent that any conditions associated with the grant are outside of the control of the charity.

Governance costs, which are included in expenditure on charitable activities but are identified separately in the notes to the accounts, includes costs associated with the independent examination of the financial statements, compliance with constitutional and statutory requirements and any other expenditure incurred on the strategic management of the charity.

d) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the PCC in furtherance of the general objectives of the charity. Designated funds comprise unrestricted funds that have been set aside by the PCC for particular purposes. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects.

e) Tangible fixed assets

Consecrated and beneficed property is not included in these financial statements by virtue of s.10(2) of the Charities Act 2011. All expenditure on consecrated or beneficed buildings is written off in the year in which it is incurred.

Movable church furnishings held by the incumbent and Churchwardens on special trust for the PCC and which require a faculty for disposal are capitalised in accordance with the churches capitalisation policy. These items are regarded as inalienable property and are listed in the church's inventory which can be inspected at any reasonable time. Inalienable property acquired prior to 2000 has not been capitalised as there is insufficient cost information available.

f) Pension scheme arrangements

The charity contributes to the Church Workers Pension Fund, which is a multi-employer defined benefits pension scheme as described in Section 28 of FRS 102. The charity is not able to identify its share of the Scheme's assets and liabilities and, therefore, as permitted by FRS 102, the Scheme is accounted for as if it were a defined contribution pension scheme. Contributions to the Scheme are charged to the Statement of Financial Activities as they become payable. Further information about the Scheme is disclosed in note 15 'Pension Commitments'.

g) Taxation

The charity has taken advantage of the various reliefs from taxation available to charities and no tax is payable on the charity's income.

h) Financial instruments

The charity's financial assets and financial liabilities all qualify as basic financial instruments, as defined by FRS102. Except for loans, creditors and debtors are measured at their expected settlement value (normally the amount of cash that the charity expects to pay or receive). The charity recognises liabilities for the principal of those loans that remains outstanding at the year end (i.e. the liabilities exclude any interest chargeable on the loans in future years).

i) Exemption from preparing a cashflow statement

The charity has taken advantage of an exemption conferred by the Charities SORP and has not prepared a cash flow statement.

j) Critical accounting estimates and areas of judgement

The members of the PCC do not consider that there are any material sources of estimation or uncertainty at the balance sheet date that could result in a material adjustment to the carrying values of assets and liabilities in the next reporting period.

3 Donations and legacies

	2025	2024
	£	£
Donations of cash and similar	218,417	294,946
Other grants receivable	651	920
Income tax recoverable	7,226	11,893
	226,293	307,758

4 Income from charitable activities

	2025	2024
	£	£
Church event income	5,849	3,266
Letting Income	80,936	55,604
Other income	165	-
	86,949	58,870

5 Investment income

	2025	2024
	£	£
Bank Interest	736	1,064
	736	1,064

6 Charitable expenditure

	2025	2024
	£	£
a Costs incurred directly on specific activities		
Ministry expenses:		
Parish share	71,010	68,158
Parish Support Staff	81,607	100,238
Clergy expenses	3,900	600
Other ministry expenses	19,096	20,946
Church Activities	-	476
Diocesan Fees	-	606
Training costs	7,604	7,950
	183,216	198,974
Property expenses:		
Operational costs for church building	4,527	-
Maintenance and Repairs	27,734	15,827
Utilities	37,940	34,854
Letting costs	987	-
Insurance	9,560	8,514
Hawksmoor300 Project Expenditure	83,196	308,533
	163,945	367,727
Grants payable (note 6c)	17,925	18,595
	365,086	585,296
b Costs incurred on support & administration		
Governance costs		
Independent examiner's fee	3,690	3,510
	3,690	3,510
Printing and IT	6,308	3,062
Bank Charges	1,144	884
Office equipment and consumables	730	-
Professional fees	723	-
	12,595	7,457
Total expenditure	377,681	592,753

The fee payable to the independent examiner for preparing and examining the accounts was £3,690 (2024: £3,510); in addition the charity paid £723 (2024: £666) to Stewardship for payroll bureau services.

c Grants payable

	Institutions	Individuals	2025
	£	£	£
Grants for UK and overseas mission	13,365	-	13,365
Grants for the relief of poverty	-	4,560	4,560
	13,365	4,560	17,925

The comparatives for the previous year are as follows:

	Institutions	Individuals	2024
	£	£	£
Grants for UK and overseas mission	14,656	-	14,656
Grants for the relief of poverty	-	3,939	3,939
	14,656	3,939	18,595

The charity's principal grants to institutions comprised:

	2025	2024
	£	£
Emmanuel Etterbeek (Stewardship)	3,958	5,103
Redeemer City Church (Stewardship)	3,958	4,692
The London City Mission	1,200	1,200
Crosslinks Portia Yiadom	1,650	1,100
The Cross Teach Trust	1,000	1,000
Grants to institutions for less than £1,000 each	1,600	1,561
	13,365	14,656

7 Cost of raising funds

	2025	2024
	£	£
Fundraising costs		
Campaign director	-	45,383
Fundraising consultants	11,489	63,243
Fundraising events	3,080	-
	14,569	108,626

8 Analysis of staff costs, the cost of key management personnel and trustee remuneration

	2025	2024
	£	£
Gross wages and salaries	73,564	104,397
Social security	1,919	5,641
Pension costs	6,124	6,234
	81,607	116,272

The average monthly number of employees during the year was 3.7 (2024: 3.0). Most of the charity's activities are carried out by volunteers.

No staff received salaries at a rate of more than £60,000 per annum.

The charity's key management comprise the members of the PCC named on the Charity Information page. Total employment benefits payable to key management for the year were as follows:

	Wages & salaries	Other employment benefits	Employer pension contributions	2025
				£
Members of the PCC				
Mervin Kissoon	27,658	-	2,351	30,009
James Hutchinson	3,150	-	-	3,150
				33,159

No member of the PCC received employment benefits in the preceding year.

Mervin Kissoon (assistant minister) and James Hutchinson (Youth and children ministry) served as employees and received the above payments for serving in that capacity, not for serving as members of the PCC; these payments are permitted by the charity's governing document.

Rev'd Richard Bray and Rev'd Matthew Endersby (who are clergy members of the PCC) receive a stipend from the Diocese and so they are not employees; some of the Parish Share paid to the Diocese is used to help meet the cost of these stipends. Both members were provided with accommodation (which is customary for clergy) and the cost of Rev'd Matthew Endersby's accommodation to the PCC is disclosed in note 6 'Charitable Expenditure'.

9 Acting as agent

On occasion the charity receives money on behalf of other charities, which it banks and then pays out to these charities. This income is received as agent for these other charities and the income, and the related payments, are excluded from the Statement of Financial Activities; any money that has not been distributed by the year end is recognised as a creditor.

During the year the charity acted as agent for This is Growth, Care for St Anne's and the Diocese and, in that capacity:

a) received £637 (2024: £343) and paid £nil (2024: £343) to This is Growth;
b) received £3,774 (2024: £10,968) and paid £3,774 (2024: £nil) to Care for St Anne's;
c) received £1,503 (2024: £nil) and paid £1,341 (2024: nil) to the Diocese.
d) at the year end the charity owed £637 (2024: £nil) to This is Growth;
e) owed £150 (2024: £nil) to Care for St Anne's, and
f) owed £289 (2024: £nil) to the Diocese.

10 Debtors

	2025	2024
	£	£
Falling due within one year:		
Trade debtors	10,941	-
Tax recoverable	8,083	10,000
Accrued grant income	-	130,262
Prepayments	880	3,100
Total debtors	19,904	143,362

At 31st December 2024, £130,262 income was accrued from the National Lottery Heritage Fund for the Development Stage Funding of the Hawksmoor 300 campaign. By the end of the year £127,853 had been drawn down. The grant agreement was terminated prior to full utilisation, requiring the undrawn balance of £2,409 to be written off. This amount has been recognised as a downward adjustment to total income, reducing grant income by £2,409.

11 Cash at Bank and in Hand

	2025	2024
	£	£
Cash at bank with immediate access	188,927	140,045
	188,927	140,045

12 Creditors: liabilities falling due within one year

	2025	2024
	£	£
Other creditors	3,433	1,010
Accruals	8,465	8,141
Agent creditor	948	-
Loans - Diocese of London	20,000	20,000
	32,846	29,151

13 Loans

The liabilities for loans referred to in note 12 fall due for repayment as follows:

	Otherwise than by instalments	By instalments	Loan 2025 £	2024 £
Repayable:				
Within one year	20,000	-	20,000	20,000
	20,000	-	20,000	20,000

The loan referred to above is from the Diocese of London to assist with cashflow during the building project. The loan is unsecured, interest free and repayable on demand.

14 Pension commitments

The Church Workers Pension Fund (CWPF)

The PCC participates in the Pension Builder Scheme section of CWPF for lay staff. The Scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the PCC and the other participating employers.

The Church Workers Pension Fund has a section known as the Defined Benefits Scheme, which comprises a deferred annuity section known as Pension Builder Classic and a cash balance section known as Pension Builder 2014.

Pension Builder Classic provides a pension for members for payment from retirement, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may be added before retirement, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum that members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared, is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme. The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and contributions are accounted for as if the Scheme were a defined contribution scheme. The pension contributions payable for the year, which have been charged to the Statement of Financial Activities, were £6,124 (2024: £6,234).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a surplus of £34.8m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £8.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the Scheme is such that if another employer fails, the PCC could become responsible for paying a share of that employer's pension liabilities.

Summary of pension contributions payable for year:

The charity's pension contributions were as follows

	2025	2024
	£	£
Church Worker's Pension Fund (see above) contributions payable for year	6,124	6,234
	6,124	6,234

Summary of pension liabilities at the year end:

The charity's pension liabilities at the end of the year were as follows:

	2025	2024
	£	£
in respect of defined benefit pension arrangements:		
Church Workers' Pension Fund	1,595	482
	1,595	482

15 Funds

During the year the movements in the charity's funds were as follows:

	Opening balance 2025 £	Incoming resources 2025 £	Outgoing resources 2025 £	Transfers in the year 2025 £	Gains and losses 2025 £	Closing balance 2025 £
Designated Funds						
Building Operations Fund	-	80,936	(80,854)	-	-	82
	-	80,936	(80,854)	-	-	82
General Unrestricted Funds	69,448	194,163	(188,371)	(18,456)	-	56,784
Total Unrestricted Funds	69,448	275,099	(269,225)	(18,456)	-	56,866
Restricted Funds						
Community Worker Fund	11,084	-	-	-	-	11,084
6:10 Fund	4,108	3,893	(4,560)	-	-	3,441
Hawksmoor300 Fund (previously 'Building Fund')	146,809	31,907	(98,358)	18,456	-	98,814
Assistant Minister Fund	13,807	-	(13,807)	-	-	-
Organ Maintenance Fund	4,000	20	-	-	-	4,020
Ministry Enabler Fund	5,000	-	(5,000)	-	-	-
Johnny Halil's Training Fund	-	2,640	(880)			1,760
Reception class bibles fund	-	420	(420)	-	-	-
	184,809	38,879	(123,025)	18,456	-	119,119
Aggregate of funds	254,257	313,978	(392,250)	-	-	175,985

General Unrestricted Funds were transferred to the restricted Hawksmoor300 Fund during the year as income relating to the restricted Hawksmoor300 Fund was recognised as General Unrestricted income in the prior year. The transfer of funds is to reflect the restricted nature of the income. The trustees have considered the matter and concluded that the adjustment is not material to the accounts as a whole, and therefore a prior period adjustment has not been made.

Analysis of net assets by fund

The assets and liabilities of the various funds were as follows:

	Unrestricted Funds			
	General funds £	Designated funds £	Restricted funds £	2025 £
Debtors	8,616	7,045	4,242	19,904
Cash at bank and in hand	60,648	(6,851)	135,130	188,927
Creditors falling due within one year	(12,480)	(113)	(20,254)	(32,846)
	56,784	82	119,119	175,985

In the previous year the movements in the charity's funds were as follows:

	Opening balance 2024 £	Incoming resources 2024 £	Outgoing resources 2024 £	Transfers in the year 2024 £	Gains and losses 2024 £	Closing balance 2024 £
General Unrestricted Funds	75,710	263,474	(268,736)	(1,000)	-	69,448
Total Unrestricted Funds	75,710	263,474	(268,736)	(1,000)	-	69,448
Restricted Funds						
Community Worker Fund	11,612	-	(528)	-	-	11,084
6:10 Fund	3,196	3,851	(3,939)	1,000	-	4,108
Hawksmoor300 Fund (Previously 'Building Fund')	494,722	69,246	(417,159)	-	-	146,809
Assistant Minister Fund	2,703	22,121	(11,017)	-	-	13,807
Organ Maintenance Fund	-	4,000	-	-	-	4,000
Ministry Enabler Fund	-	5,000	-	-	-	5,000
	512,233	104,219	(432,643)	1,000	-	184,809
Aggregate of funds	587,944	367,692	(701,379)	-	-	254,257

Analysis of net assets by fund

In the previous year, the assets and liabilities of the various funds were as follows:

	Unrestricted Funds			
	General funds	Designated funds	Restricted funds	2024
	£	£	£	£
Debtors	13,100	-	130,262	143,362
Cash at bank and in hand	65,499	-	74,546	140,045
Creditors falling due within one year	(9,151)	-	(20,000)	(29,151)
	69,448	-	184,809	254,257

Designated Funds:
Building Operations Fund - For the routine income and upkeep of the building

Restricted Funds:
Community Worker Fund - The funds granted from the East London Nursing Trust are for a suitably qualified individual to provide services for the community such as debt-counselling and family support.

6:10 Fund - A fund administered by the Rector and Churchwardens to support church members in immediate need.

Hawksmoor300 Fund - A fund for the re-development of the church building, also known as Hawksmoor 300 Campaign.

Assistant Minister Fund - A fund for the additional employment costs of the Assistant Minister.

Organ Maintenance Fund - A fund for the maintenance of the organ**.**

Ministry Enabler Fund - For ministry enablement team employment costs.

Johnny Halil's Training Fund - A fund to contribute to Cornhill training costs for Johnny Halil.

Reception class bibles fund - Funds to buy a bible for each child in Stepney Greatcoat School Reception class

16 Operating lease commitments

The charity has entered an operating lease for the clergy member's accommodation. The minimum amount payable (until the next break clause and ignoring the potential effect of future rent reviews) in respect of this lease is as follows:

	2025	2024
	£	£
Payments falling due:		
Within one year	1,800	3,600
Between one and five years	-	1,800
After five years	-	-
	1,800	5,400

During the year the charity incurred charges of £3,900 (2024: £600) for its operating lease.
The contract for the operating lease is in the name of the charity, and is set at £1,800pcm. The Diocese pays £1,500pcm of this directly to the lessor and the remaining £300pcm is charged to the charity. The payments falling due figure quoted above relates to the charge to the charity. The full operating lease liability falling due after the year end was £10,800 (2024: £32,400).

17 Transactions with related parties

During the year the charity:

a) received donations totalling £84,173 (2024: £102,612) from related parties (which includes members of the PCC, any other members of key management and anyone closely connected to them).

b) received reimbursements of staff costs and training costs of £nil (2024: £8,821) from London Gospel Partnership, a charity chaired by our Rector.

c) reimbursements for expenses to trustees incurred when acting as agent for the charity or incurred when undertaking employment duties not connected with serving as a PCC member are not included in this disclosure.

d) received a grant of £420 from the Samuel Butler Foundation, of which the Rector is a trustee, for the purchase of bibles for the reception class of Stepney Greencoat School, of which the Rector is an ex- officio governor.

During the year the charity also made the following payments to, or for, related parties:

a) Timothy Bray, who is closely related to Rector Richard Bray, who is a trustee, received employment benefits totalling £2,128 (2024: £nil) for providing administrative services to the charity.

b) Care for St Anne's (CfSA), a charity that fund-raises for the restoration of the church building on Three Colt Street, shares with the PCC responsibility for steering the Hawksmoor300 development project, and has two trustees (including the Rector) in common with the PCC. During the year the charity acted as agent for £3,774 for Care for St Anne's (2024: £10,968). See also note 9.

c) the charity made a donation of £300 to London Gospel Partnership, of which the Rector is Chair of Trustees.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE'S, LIMEHOUSE

DETAILED STATEMENT OF FINANCIAL ACTIVITIES WITH COMPARATIVES

FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted funds General 2025 £	Designated 2025 £	Restricted 2025 £	Total 2025 £	Unrestricted funds General 2024 £	Designated 2024 £	Restricted 2024 £	Total 2024 £
INCOME AND ENDOWMENTS FROM:									
Donations and legacies	3	189,094	-	37,199	226,293	203,540	-	104,219	307,758
Charitable activities	4	4,333	80,936	1,680	86,949	58,870	-	-	58,870
Investments	5	736	-	-	736	1,064	-	-	1,064
Total income and endowments		194,163	80,936	38,879	313,978	263,474	-	104,219	367,692
EXPENDITURE ON:									
Charitable activities:	6	188,371	80,854	108,456	377,681	268,736	-	324,017	592,753
Raising funds	7	-	-	14,569	14,569	-	-	108,626	108,626
Total Expenditure		188,371	80,854	123,025	392,250	268,736	-	432,643	701,379
Net income/(expenditure)		5,792	82	(84,146)	(78,272)	(5,262)	-	(328,424)	(333,686)
Transfers between funds	15	(18,456)	-	18,456	-	(1,000)	-	1,000	-
Net movement in funds		(12,664)	82	(65,690)	(78,272)	(6,262)	-	(327,424)	(333,686)
Reconciliation of funds:									
Total funds brought forward		69,448	-	184,809	254,257	75,710	-	512,233	587,943
Total funds carried forward	15	56,784	82	119,119	175,985	69,448	-	184,809	254,257