DIOCESE OF LONDON

The Parish Church of St Andrew's, Kingsbury

THE CHURCH OF ENGLAND



THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF KINGSBURY: ST. ANDREW

known as:
ST. ANDREW'S PCC, KINGSBURY

Registered Charity Number: 1166287

ANNUAL REPORT

for the year ending 31st December 2025

Administrative information



The parish church of St. Andrew, Kingsbury, is situated on Church Lane, in the London Borough of Brent - a borough in North West London, which forms part of Greater London.

St. Andrew's is part of the worldwide Anglican Church, as members of the Church of England, in the Diocese of London and the Deanery of Brent.

The parish is under the pastoral care of the Bishop of Fulham and is affiliated to The Society & Forward in Faith¸ whose worship is in the Catholic tradition with the Eucharist at its heart.

The Society is an ecclesial body, led by a Council of Bishops:

- to promote and maintain Catholic teaching and practice within the Church of England
- to provide episcopal oversight to which churches, institutions and individuals freely submit themselves
- to guarantee a ministry in the historic apostolic succession in which they can have confidence.

Parish Patron	:	The Crown
Correspondence address	:	St. Andrew's Vicarage, 28 Old Church Lane, Kingsbury, London NW9 8RZ 020 8205 7447 / standrews.kingsbury@london.anglican.org
Parish website	:	www.standrewskingsbury.org.uk

The following parish members have served continuously on the PCC since the last APCM and for the duration of this report:

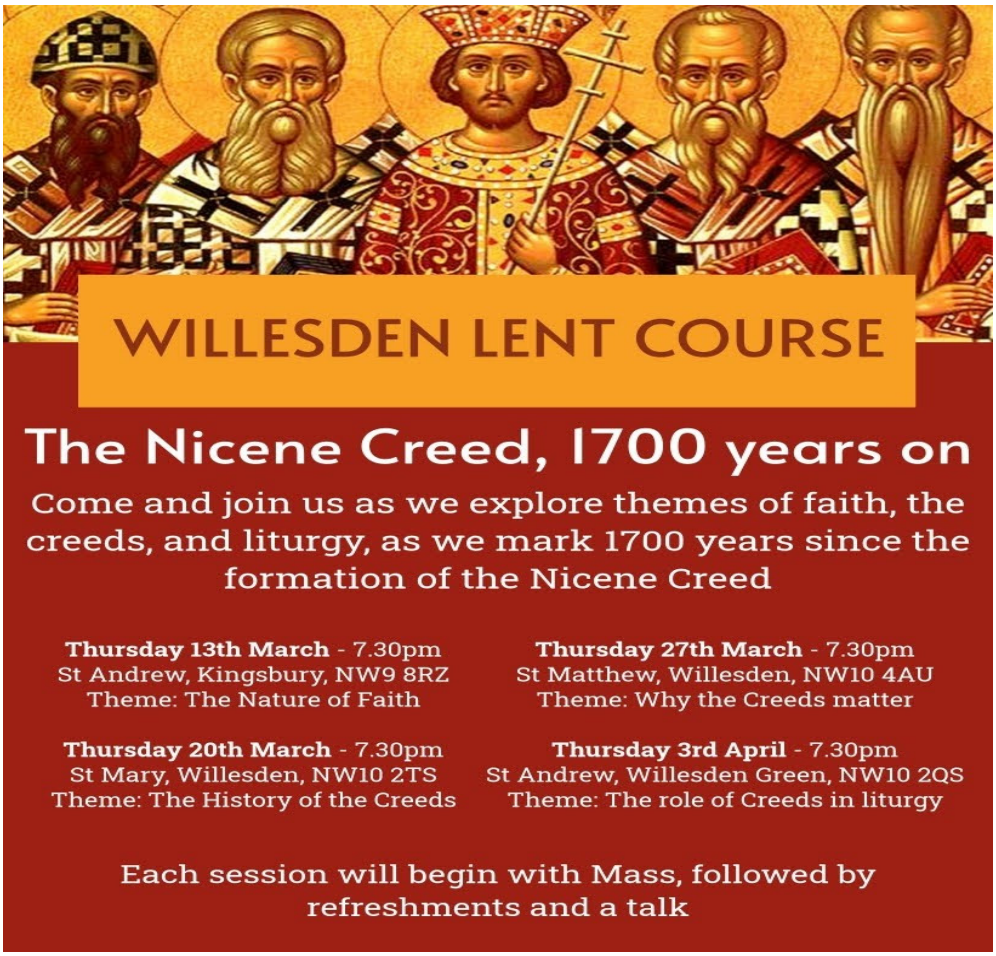
Incumbent:	The Reverend Jason Rendell until October 2025* (Chairman)	
Churchwardens:	Ms Gloria Williams *(Vice-Chair) and Mr. Dinesh Johnson*	
Deanery Synod:	Miss Wendy Richards* (Pastoral Assistant) and Sonia Williams	
Elected members:	Lawrence Abosi	Mark Lloyd-Williams
*Standing Committee member	Patience Boateng	Christine Madekwe*
	Claudette Graham	Anthony Sembatya
	Estelle Gossage	Betty Toppin
	Toni Hossanah	Mary Vávra*
		Eileen Yarde

ST ANDREW'S IN 2025

It's been a very challenging year at St Andrews. Our Vicar, Father Jason Rendell left us after 11 years of dedicated service to take up an appointment at another London church (St Augustine's , Kilburn). He had been hit by a stroke earlier in the year and out of action for a couple of months. His Final day at St Andrews was October 19th. And induction at St Augustine's a month later. Many St Andrews people went to his induction. We are grateful for his caring ministry of eleven years. For his energy and vision.

We were lucky that the Bishop quickly arranged cover for us. He asked Fr Leslie Drake, a retired former Vicar, to take services for us on Sundays and major feast days during the interregnum. He arrived in the middle of November in time for the Advent and Christmas season. In the meantime St Andrew's set about finding a successor to Father Jason. The PCC met the bishop early in December to discuss the procedure for finding a new Vicar. The PCC met the bishop early in December to discuss the procedure for finding a new Vicar. Shortly afterwards, the PCC met to approve the Parish Profile prepared for the appointment process. It also voted unanimously to reaffirm the resolution that St Andrew's Kingsbury remains under the pastoral care of the Bishop of Fulham, having petitioned for alternative episcopal oversight. The churchwardens, Gloria Williams and Dinesh Johnson were confirmed as parish representatives in the selection process for a new Vicar.

We have good links with other Fulham parishes in the area. During Lent we had the usual joint worship and study courses. St Andrews hosted one of the sessions which was taken by Fr Jason (and provided splendid refreshments) When Fr Jason was recovering, Fr Colin Patterson and Fr Ross Brooks took many of our Thursday services. We also had Stations of the Cross on Fridays. though one had to be cancelled because of Fr Jason's illness.



Fr Mike Still of St Mary's Kenton looked after us throughout Holy Week and Easter.

At the APCM in June, Dinesh Johnson and Gloria were nominated and elected as Churchwardens - for joining Gloria a 15th year. Val Pinder joined the PCC. Mary Vávra retired as PCC Secretary after writing minutes for the past decade. Fr Jason was helped greatly by Noah Kelly, working two mornings a week as Parish Administrator. Noah is brilliant with computers and producing photo-montages. We now have a decent website, full of information and history. Soheil, another computer wizard also helped with our on-line and social media profile.

St Andrews's attaches great importance to our duty as Christians to help others. We have regular schemes for giving and special collections when there are disasters such as earthquakes, hurricanes and severe floods. When Hurricane Melissa struck the Caribbean, causing terrible destruction, members of St Andrews contributed to a special collection. This was of special importance for many of our congregation who are of Caribbean heritage…… We contributed to the Diocesan annual appeal and collected a total of £2,173 with our Charity of the Month donations. Charities we voted to support included Guide Dogs for the Blind, Alzheimer's, and Brain Tumor. They were most popular. We gave more than £200 to each. Christian Aid was also well supported.

On a practical note we have begun getting involved with the work of Christians Against Poverty.



We joined St Gabriel's Church, Cricklewood, in partnership supporting CAP. Some members of the PCC have CAP training on budgeting.

The credit card machine at the back of the church is a big asset enabling us to receive donations from visitors. The church was open on Saturdays during the summer and many who looked around left a donation. In all, over 100 people had a look around. We also had the traditional cake and coffee morning in September to raise money for Macmillan Cancer. The congregation also contributes regularly to the local Food Bank, bringing items every week filling the box at the back of the church. We also gave them our Harvest Thanksgiving gifts. Several members of the congregation help at Brent Food Bank, who wrote thanking us for our contributions.

The Young Church continues to flourish and is increasing in numbers. It has up to 8 young members of St Andrews some weeks. Every now and then they perform for the congregation, illustrating some Bible story. For toddlers and very young children there is The Little Lambs corner at the back of the church near the baptistery. It is a carpeted area with soft toys and very simple books. Good use is made of it.

On the social side, the annual summer outing was to Southend. Sonia also organised a Fish and Chip supper which was highly successful. Members of the congregation went on the day pilgrimage of healing to Walsingham on the August Bank Holiday Monday. This has become a traditional outing.

Safeguarding is now a major concern in the Church of England following the series of scandals which finally led to the resignation of the Archbishop of Canterbury. In February the PCC had a morning on safeguarding training. Claudette Graham is our Safeguarding Officer. We are grateful to her for taking on the role. She meets regularly with the Vicar and Churchwardens. Vivienne Frederick has taken over as Children’s Champion.

Nat, our organist, left in middle of year for his native North East to take up a post as head of music in a leading Academy, north of Newcastle. When he came to us he had a hard act to follow as he was following the distinguished Greg, who is a noted musician in his native Hungary. But Nat was terrific as organist and colleague. Much missed we have not found a permanent successor, managing instead with a rota of organists. Music has always played a long and proud history in the life of S. Andrew's both in central London and in Kingsbury. In fact, the church choir in Wells Street was the first-ever English choir to make a recording!

Two years ago, we were granted almost eighty thousand pounds from the National Lottery Heritage Fund to implement our plans for improving and developing links with the local community and achieving our aim of being a place for everyone. - our Rekindling Project. We have been piloting a number of activities towards this end. Most popular has been the Singalongs which have become a fixture during the autumn and winter months. S. Andrew’s has also become a venue for concerts - there were several in 2025.





We celebrated S. Andrew's Day on the nearest Saturday to November 30th (usually the eve of Advent Sunday). Our preacher was our old friend, Bishop Norman Banks

We have a carol service every year (followed by mulled wine and seasonal nibbles). In past years this has been shared with the Naya Jivan Church, singing Carols and reading some of the lessons in Hindi or Urdu.

Some statistics

Electoral Roll	: 106 at the last APCM
Average Sunday attendance	: 60 adults / 8 children
Baptisms	: 5
Funeral services	: 5

Finally, there is a new work of art in St Andrews. The Rood Cross by the noted Welsh sculptor, Jonah Jones. In recent years, it had hung in a Welsh church - until 2011, when the church closed. It was feared it had been lost or destroyed but luckily it was found after being taken down and facing "disposal." A member of the congregation rescued it and donated it to St Andrews. The cross was dedicated by Bishop Norman Banks on September 14 – the Feast of the Exaltation of the Holy Cross. It now hangs above the door of the south porch having been expertly and beautifully restored. The sculptor's son and family were at the ceremony. The family are delighted at the rescue and the new home for what is a genuine work of art. And we are delighted to have a fitting modern addition to the renowned works of art in St Andrews.



Aims and Purposes

St. Andrew's Parochial Council (PCC) has the responsibility of cooperating with the incumbent in promoting throughout the ecclesiastical parish, the whole mission of the Church: pastoral, evangelistic, social and ecumenical. The PCC is also specifically responsible for the maintenance of the church site, on which stands the Church and church hall.

The church building originally stood in Wells Street, in central London, and was consecrated on the 2nd February, 1847. It closed its doors on Easter Sunday 1931 because the surrounding area, once residential, had become offices and warehouses so the congregation evaporated. The Church looked set to be demolished but there was an outcry at the idea of destroying such a beautiful building containing so many items of outstanding craftsmanship. A proposal was made to move St. Andrew's from the West End to the fast-growing area of Wembley and Kingsbury, served by the new Metropolitan Line, which needed a bigger church. St. Andrew's was demolished stone
by stone and transported the ten miles to southern Kingsbury.

The entire process of moving the Church to its new site took three years, although the actual rebuild was carried out in twelve months. St. Andrew's was reconsecrated on October 13th, 1934 by Arthur Foley Winnington Ingram, Bishop of London from 1901-39. The church was designed by Dawkes and contains work by some of the top sculptors and craftsmen of the day. It is mentioned in Nicholas
Pevsner's noted series *The Buildings of England*. and has a Grade 2* listing.

The church hall, which sits behind the Church on the east side, was built in 1959 by a member of the congregation who was in the construction industry. 2017 saw an extensive and much needed refurbishment of the hall. It is currently used on weekdays by a local private nursery. An Iranian support group meets twice a week in the evening; the Wembley History Society holds its monthly meeting in the Hall on a Friday; a Portuguese-speaking congregation from the Seventh Day Adventist Church uses the hall every Saturday and on other occasions throughout the year; a Church of England Church plant, the Naya Jivan Church, who worship mainly in Hindi and Urdu, meet in the Hall late Sunday afternoons. On Sundays the local Romanian Orthodox community who worship in the old parish church in the churchyard, have access to the hall's toilet facilities. The local Ward police, councilors and others hold a quarterly meeting in the hall.

The churchyard lies to the south and south-east with over 2200 burials, including over 30 war graves. In 2017 it was officially declared 'closed 'by the Ministry of Justice, as there is no space for new burials, and as such, Brent Council are now responsible for its maintenance. The area continues to be under Faculty jurisdiction.

The PCC owns a flat, originally purchased as curates 'accommodation in 1986 and currently rented to private tenants on an annual basis. Basic maintenance and repairs have been ongoing during this year, overseen by a local letting and management agency on our behalf.

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at our church and to become part of our community at St. Andrew's. The PCC maintains an overview of worship and makes suggestions on how our services can involve the many groups that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament.

When planning our activities for the year, we have considered the Commission's guidance on public benefit and, in particular, the supplementary guidance on charities for the advancement of religion. In particular, we try to enable ordinary people to live out their faith as part of our parish community through: Worship and prayer, learning about the Gospel, and developing their knowledge and trust in Jesus; through provision of pastoral care for people living in the parish and through Missionary and outreach work.

To facilitate this work, it is important that we maintain the fabric of the Church of St. Andrew's church hall.

The Church Fabric

The incumbent and the Churchwarden continue to keep a keen eye on the fabric of the church. With the assistance of our architect, John Scott, they work to maintain the Grade 2* listed building, ensuring that routine maintenance is carried out. The logbook is kept up to date.

We work to maintain the many treasures St Andrews contains …In the past year, the church has been enhanced by the high-class restoration of some items e.g. the cleaning of the font cover, the restoration of the Pugin altar, replacing some floor tiles, cleaning of the wooden floor, creation of the Sacred Heart and Our Lady of Walsingham shrines and the addition of the beautifully restored Rood Cross by a noted Welsh sculptor, now installed above the south porch.

WATER INGRESS TO THE ROOF
The slow deteriorating state of the roof remains a matter of serious concern and one of the major issues facing St Andrews. Ad hoc repairs are made when necessary. Water is coming in through the roof at the back of the church above the gallery (at the point where the nave roof meets the spire). Access is difficult so scaffolding will probably be needed. It is estimated that repairs to the roof and spire will cost in all an estimated five million pounds.

SECURITY
Another major issue, and of growing concern is security. Like several other local churches, S. Andrew's has suffered thefts and break-ins. An intruder alarm, with window and motion sensors, was installed in the Church, along with several panic buttons. Security has also been improved in the Vicarage.

ELECTRICS
The electrics are checked frequently. An issue has arisen with the replacement of the main Nave. lightbulbs when they fail, due to the age of the fittings and the fact that suitable bulbs are no longer manufactured. Replacements are being sourced.

DRAINS AND GULLIES
These are checked and cleaned out annually.

THE ORGAN
Further minor repairs have been made to the organ. Eventually it will have to undergo a major overhaul the matter and expense was then taken over by the Diocese, who are responsible for theVicarage itself.

ROUTINE MAINTENANCE
Checks have been carried out on the fire extinguishers in both the church and hall. The font-lid mechanism in the baptistery had its annual check in February and conforms to the Health and Safety regulations. The logbook is updated regularly. Electrical tests were carried out in both the hall and the church. Checks were made to the church hall boiler and gas system.

MANAGEMENT OF THE BUILDING
A management consultancy has drawn up plans for the future redevelopment of St Andrews.

Thanks to the Rekindling project, we should, in the next couple of years, be better able to manage a heritage building and be in a position to apply for funds for a major capital project involved in overseeing the repairs to St Andrew's roof and spire. These are estimated will cost about five million pounds in total.

ITEM B.4 – REPORT FROM THE TREASURER

See accounts

ITEM B.5 – REPORT FROM THE SAFEGUARDING OFFICER

1. There have been NO disclosures raised this year under Child Protection or Vulnerable Adults
2. There were NO incidents reported for any activities
3. All concerns raised have been dealt with promptly and feedback given to appropriate individuals
4. There have been NO incidents or disclosures of any pastoral care concerns 5. The Parish Safeguarding Dashboard has 3 levels which require completion:
   We are working on Level 1
   We are working towards Level 2
   We are working towards Level 3

6. Further evidence of appropriate training is to be provided as soon as practicably possible. The Safeguarding Dashboard's learning criteria requires checking and clarification for the following persons:
   FATHER JASON
   CHURCH WARDEN (GW)
   PSO (CG)
   JUNIOR CHURCH LEADER (SW)
7. Certificates have been received for PCC members following the successful training held at The Vicarage in February 2025. Congratulations to all!!
8. Enhanced DBS disclosures have been received for Pastoral Support (WR) and Junior Church Leader (SW). In addition, the Church Warden's (GW) DBS document is currently being processed and Father Jason's DBS was completed last year
9. It is advisable to refer to Section 7 of the Parish Safeguarding Handbook, as the adopted/preferred procedure when responding to concerns or allegations.

CLAUDETTE GRAHAM
PARISH SAFEGUARDING OFFICER

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

Known as St Andrew's PCC Kingsbury

Registered Charity number 1166287

Unaudited Financial Statements of the Parochial Church Council

For the year ended 31 December 2025

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Financial Activities (SOFA)
(Incorporating an Income & Expenditure Account)
For the year ended 31 December 2025

Incoming Resources	Note	Unrestricted	Designated	Restricted	Total 2025	Total 2024
Voluntary Income	5(a)	70,609	3,167		73,776	86,318
Activities for generating funds	5(b)	54,445		2,206	56,651	54,414
Income from investments	5 (c)	21,772			21,772	20,881
Church activities	5(d)	1,167			1,167	104
Total Incoming resources		147,993	3,167	2,206	153,366	161,717
Outgoing Resources						
Church activities	6(a)	172,332	3,935	3,200	179,467	141,654
Fund raising	6(b)	4,764	683		5,447	5,874
Other expenditure	6(c)	6,765			6,765	7,057
Total Outgoing resources		183,861	4,618	3,200	191,679	154,585
Net (outgoing) / incoming resources for the year		-35,868	-1,451	-994	-38,313	7,132
Inter fund transfers		-4,743	1,543	3,200		
Funds as at 1 January 2025		335,279	8,399	16,720	360,398	353,266
Funds at 31 December 2025		294,668	8,491	18,926	322,085	360,398

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2025

1 Accounting policies

The financial statements of the PCC have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts and Payments basis, modified to report freehold investment property at market value, mortgage liability and to recognise Gift Aid tax refund relating to the income received in the year.

Incoming resources

Planned giving, collections and donations are recognised when received. Tax refunds are recognised when the to which they related is receivable. All other income is recognised when it is received.

Outgoing resources

The Diocesan common fund share is accounted for when due. Other outgoings are generally recognised when incurred.

Fixed assets

Expenditure on individual fixed assets costing more than £500 is capitalised and written off over the expected useful life of the asset. Consecrated land and property are excluded from the accounts

Freehold investment property has been valued at its estimated market value by the Trustees based current values of similar properties in the locality. The valuation surplus is included in General Fund.

2 General funds

General funds represent the funds of the PCC that are not subject to any restrictions regarding their use and are available for application for general purposes by the PCC. Funds designated for a particular purpose by the PCC are also unrestricted.

3 Restricted funds

Restricted funds are donations received for a specific purpose. The funds may only be expended for the purpose for which they were given.

4 Tangible fixed assets	Freehold investment property	Fixtures & fittings	Total
Cost	£	£	£
Cost/valuation 1 January 2025	300,000	7,161	307,161
Cost/valuation 31 December 2025	300,000	7,161	307,161
Freehold investment property			
Original cost	41,000		
Revaluations to 31 December 2014	194,000		
Revaluation 2016	65,000		
	300,000		
Amortisation/Depreciation			
At 1 January 2025	0	7,161	7,161
At 31 December 2025	0	7,161	7,161
Net book value 31 December 2025	300,000	0	300,000
Net book value 31 December 2024	300,000	0	300,000

Freehold investment property has been valued by the Trustees based on current condition and prices of similar property in the locality.
Freehold property is pledged as security for loan - see note 7

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2025

	Unrestricted funds £	Designated funds	Restricted funds	Total funds £	2024 Total funds £
5 Income					
(a) Voluntary income					
Planned giving	26,578			26,578	27,308
Collections & other giving	8,020			8,020	11,159
Other voluntary receipts	16,387	3,167		19,554	31,395
Gift Aid - tax refund	19,624			19,624	16,456
	70,609	3,167		73,776	86,318
(b) Activities for generating funds					
Fundraising events & miscellaneous	5,885		2,206	8,091	2,322
Bookstall sales	107			107	198
Church hall lettings	48,453			48,453	51,894
	54,445		2,206	56,651	54,414
(c) Income from investments					
CCLA interest	7,773			7,773	5,281
Rent	13,999			13,999	15,600
	21,772			21,772	20,881
(d) Church activities					
Fees for weddings & funerals	1,167			1,167	104
6 Expenditure					
(a) Church activities					
Missionary & charitable giving	587	3,281		3,868	5,641
Parish share	59,800			59,800	55,004
Clergy & staffing costs	11,158			11,158	11,555
Church running expenses	80,302	654		80,956	45,663
Hall running costs	17,493			17,493	13,275
Church repairs & maintenance				0	340
Hall repairs & maintenance				0	225
Governance costs	2,455			2,455	1,100
Mission & outreach	537		3,200	3,737	8,851
	172,332	3,935	3,200	179,467	141,654
(b) Fund raising					
Flat expenses	3,468			3,468	3,877
Social events	1,296	683		1,979	1,997
Other expenses					
	4,764	683		5,447	5,874
(c) Other expenditure					
Loan interest	6,765			6,765	7,057

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Notes to the Financial Statements for the year ended 31 December 2025

7 Mortgage loan

Amount owed at 1 January 2025	105,732
Interest charged	6,765
Repayments	-8955
Amount outstanding at 31 December 2025	103,542
Repayable by instalments within one year (net of interest)	2,250
Repayable by instalments over 21 years and nine months	101,292
	103,542

8 Movement in funds during the year

	1 January 2025	Incoming Resources	Outgoing Resources	Fund Transfers	31 December 2025
General fund	335,279	147,993	183,861	-4,743	294,668
Designated funds					
Incumbent's Discretionary Fund	586				586
Legacy Fund	1,923				1,923
Flower Fund	0	880	654	-55	171
Charity Collections Fund	0	2,287	3,281	1,598	604
Church Warden's Fund	5,890		683		5,207
	8,399	3,167	4,618	1,543	8,491
Restricted Funds					
Bell Tower & Roof	16,720	2,206			18,926
ReKindling			3,200	3,200	0
	16,720	2,206	3,200	3,200	18,926

The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew
Known as St Andrew's PCC Kingsbury

Statement of Assets and Liabilities as at 31 December 2025

	Note	2025 £	2024 £
Tangible fixed assets	4	300,000	300,000
Current Assets			
Gift Aid tax refund receivable		5,300	5,500
Cash at bank and on hand		120,563	160,630
		125,863	166,130
Creditors : Amounts falling due within one year			
Loan repayments - net of interest charge & other creditors		2,486	2,250
		2,486	2,250
Net current assets		123,377	163,880
Creditors: Amounts falling due after one year	7	101,292	103,482
Net Assets		322,085	360,398
Represented by			
Restricted Funds	3, 8	18,926	16,720
Unrestricted Funds			
General fund	2, 8	294,668	335,279
Designated funds	2, 8	8,491	8,399
		322,085	360,398

Approved by the Parochial Church Council on 9th September 2026 and signed on its behalf by

Fr Joshua Pollard .....

Michelle Phillips .....

Independent Examiner's Report to the Trustees of the
The Parochial Church Council of the Ecclesiastical Parish of Kingsbury: St Andrew

I report on Financial Statements which comprise the Statement of Financial Activities (SOFA), Statement of Assets and Liabilities, and Notes for the year ended 31 December 2025

Respective responsibilities of the Trustees and the Examiner

The Charity Trustees are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent Examination is needed.

It is my responsibility to:

Examine the accounts under section 145 of the 2011 Act;
To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act); and
To state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commission.

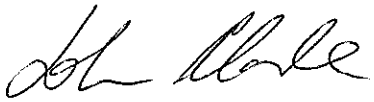
An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement .

In connection with my examination, no matter has come to my attention:
1. which gives me reasonable cause to believe that in any material respect the requirements

- To keep accounting records in accordance with s 130 of the 2011 Act; and
- To prepare accounts which accord with the accounting records and comply with the accounting requirement of the Act have not been met; or

2. To which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Name: J G Clarke B.Comm

Address: 119 Hanover Road. London. NW10 3DN

Date: 17 September 2026