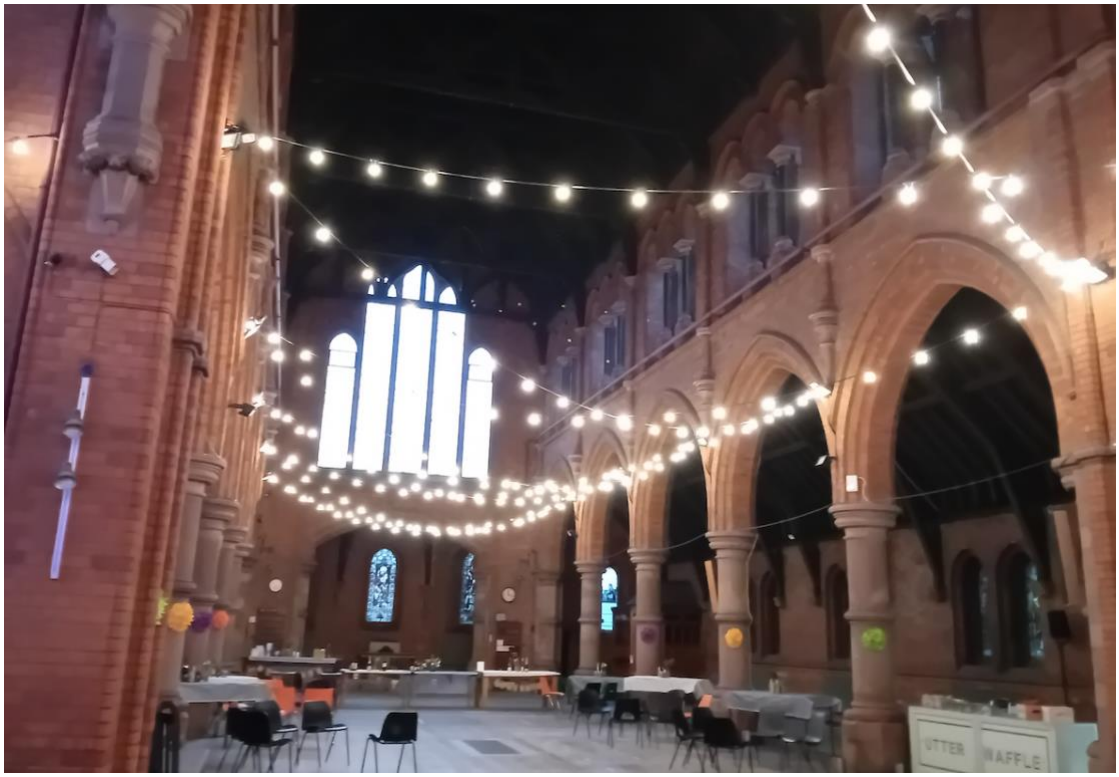
# ST MARGARET THE QUEEN

# STREATHAM HILL, LONDON SW2



# ANNUAL REPORTS

# FOR THE YEAR ENDED 31st DECEMBER 2025

## OFFICERS AND ADVISORS

| | |
|---|---|
| PCC Members | Chair: Ven Simon Gates, Priest in Charge |
| | Thomas Stanbury |
| PCC Members (Bishop appointed) | Lin Clarke |
| | Honor McCarthy |
| Charity Number | 1188698 |
| Registered Date | February 2020 |
| Registered Office | Barcombe Avenue<br>Streatham Hill<br>London. SW2 3BH |
| Bankers | NatWest Bank<br>54 Streatham High Road<br>London. SW16 1BZ |

# Reports and Financial Statements 2025

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## St Margaret the Queen, Streatham Hill, London SW2 3BH

St. Margaret the Queen Parochial Church Council (PCC) has the responsibility of cooperating with the Priest in Charge, the Ven Simon Gates, in promoting the whole mission of the Church, pastoral, evangelistic, social and ecumenical. Also responsible for the maintenance of the Church Building of St. Margaret the Queen, Streatham.

Our strapline is '*A Place for Everyone'* to Thrive and Transform along their journey and timeline.

**MISSIONS/AIMS**

Parochial Church Council of St Margaret the Queen aims;

- to serve the practical and spiritual needs of its surrounding community, providing improved facilities, including a blend of intergenerational links and creating positive social connections and relationships;

- We promote the ecclesiastical mission of the church, the good news of Christ and work of God's kingdom - love, justice and peace. By seeking the well-being of our local community to build feelings of belonging and reduce loneliness and isolation.

- to maximise the building, tackling inequalities and advancing rights, promoting the value of diversity, local identity and culture and the positive elements of local distinctiveness within the wider community

**ACTIVITY FOR THE YEAR**

We believe that our many and varied activities provide practical support and care for people in our community, from the youngest to the eldest, as well as providing financial support to other local outreach organisations.

2025 has been a good, though unusual, year for St Margaret. It included the 3months sabbatical of the Priest in charge, the departure of South London Foodbank which first started in 2014 and much thought and prayers about the future, 'as we had not passed this way before'. St Margaret embraced its community welcoming Streatham's new MP Steve Reed in January to a special Streatham Hill residents event. Due to high interest some residents had to be turned away due to space safety restrictions. If this were to happen again the main church space would be available to accommodate more than 500 people!



Steve Reed OBE, MP Streatham

St Margaret the Queen continues to be committed to its mission of being a 'Community Hub', safe and welcoming, discovering new innovative ways for the building to be opened up to serve the local community. The vision to 'turn the church inside out' continues to be the bedrock of St Margaret's existence, community engagement and it's steady growth. The Hub is becoming more popularly occupied with special events, Community Saturdays, Sunday services throughout the day, some evening groups and events are reported below. Family parties continue with new and repeat introduction of friends, neighbours. The refurbished accessible courtyard has made bouncy castle parties more vibrant, lending itself to 'indoor/outdoor' gathering in warm weather.

**St Margaret the Queen, Streatham Hill, London SW2 3BH**



Refugee clothes day March 2025



Christmas 2025 celebration

The Winter Welcome Café on Saturdays brought the refugee community in hotels together for social connectedness and belonging. They engaged in laughter, games, reflections of life back home, a light lunch and online courses from English Language, food hygiene and catering and Diploma in social care, thus improving their employment status once immigration status is granted. A number of them are currently supporting to volunteer with the Young @ Heart elderly group, attending a lunch outing at Roots in the Summer following the passing of the vibrant Ms C. The Young @ Heart group also partnered with Home Instead club for Christmas celebration at Baldry Gardens.



Lighting by https://focus.productions

Foodbank service March 25

March saw a wonderful leaving service by the Foodbank as it moved to new premises. Gareth and band provided the soul-lifting praise music with uplifting celebratory words of grace and beauty offered by Venerable Jonathan Croucher, Venerable Simon, Fr Ben Vertanes with an encapsulating history by Elizabeth Maytom. There was no dry eye in the room. This was the first time that we had seen the Church with beautifully designed lighting and glorious splendour, empty of furniture and food shelves, providing food for thought to the PCC of what is amazingly possible in this magnificient space.

## St Margaret the Queen, Streatham Hill, London SW2 3BH

In April - Zumba Easter bunny dance and Easter egg hunt trail featured the Spring steps Zumba group. The sunshine provided the opportunity for an enriching outdoor performance that left many breathless and passersby joining in a brief 'waist swing'. Increased use by the Community – an influx of local groups for workshop session, meeting room, with events, activities and projects like Spring steps Zumba and Flamenco dancing with groove and vibrant movement for strengthened well-being.




Zumba movement and Easter Egg Hunt trail

We continue to strengthen our community outreach and collaborative engagement to attract many new local groups and organisations requiring space to expand their reach into Streatham. The Younger YouthSayers skills and talent was showcased with amazing performances at West Norwood Festival and Portico Gallery Concert in the heart of community. Younger YouthSayers opened the Green village at the Lambeth Country show festival June 25.



Younger YouthSayers performances at Summer term and Christmas Concert 2025

The Community Health Fair event in September, as part of Peace day celebrations brought on fifteen streatham local health organisations including three local PCNs, Lambeth Age Uk, Cancer mens group, SLAM, Home instead, United Nations Streatham and Clapham branch, the Adultification Bias team, Conflict Resolution and Mediation talks by Jaqui and a music circle activity to enthuse everyone. The Local Green party councillors popped in too.

## St Margaret the Queen, Streatham Hill, London SW2 3BH

SLAM presented a workshop on prevention of loneliness, streess and crisis management. Navin says “Thank you so much for having us at the Wellbeing Fair last month. It was a joy to deliver the workshop and see the impact it had on the participants”.










The only ‘even better if’ feedback: “please ensure a more sound-friendly environment for the sessions. It was difficult to have conversations with the participants due to the surrounding noise and echoey space. Perhaps a breakout/side room would work best”. Indeed something to improve for next event.



**Fiesta Flamenca de Navidad 2025**

**Sat 13 Dec 2025 2:30 PM - 4:30 PM**

St Margaret's Church Main Hall, SW2 3BH

**Buy tickets**

This **Flamenco Xmas Party & Show** will include a student dance display with professional **Flamenco guitarist & singer + GUEST ARTISTS.** Everyone can try the short flamenco dance **Taster Class** – OR to simply sit back, watch, listen and enjoy! Please bring some tapas / ‘finger food’ or drinks to share.

Flamenco dance at Christmas 25

## St Margaret the Queen, Streatham Hill, London SW2 3BH

**Worship and Prayer**
There is a weekday Communion service on Tuesday morning.

**Deanery Synod**
There are no representatives on the Deanery Synod,

**Electoral Role**
At present there is 1 member on the Church Electoral Roll. The average weekly attendance at the Communion Service, counted during October, was 5.

**Structure, governance and management**
The method of appointment of PCC members is set out in the Church Representation Rules. At St. Margaret's the membership of the PCC consists of the incumbent and Tom Stanbury an elected member. The other members are appointed by the Diocesan Bishop. The PCC employs a Community Developer, an Administrator and Cleaner.

**Administrative information**
St. Margaret's Church is situated in Streatham Hill. It is part of the Diocese of Southwark within the Church of England. The correspondence address is Barcombe Avenue, Streatham Hill, SW2 3BH.
The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules 2020).

**Reserve Policy**
The PCC reserves policy is to maintain a balance of unrestricted funds which equates to approximately 3 months general payments plus designated amounts for known repair projects and equipment.

**Investment Policy**
It is our policy to invest our funds balances on short and medium term deposits with our bank to maximise income returns whilst minimising investment risk.

**Safeguarding**
As the building opens up to new opportunities and possibilities, Safeguarding continues to be reviewed regularly by Simon Gates and the Administrative team, in accordance with the Diocese 'A Safe church for all'.

**Risks**
During the period, the Trustees have reviewed the general environment in which the Charity operates to identify any serious potential risks and made arrangements to avoid such risks or mitigate their impact. Much of which is focused on continuously updating our financial modelling and constantly reviewing our business plan and funding strategy for sustainability.

**St Margaret the Queen, Streatham Hill, London SW2 3BH**

## BUILDING AND FABRICS REPORT

St Margaret is fortunate to have a magnificent church building with the old vestry rooms refurbished into a hall, accessible w.c , kitchen and and meeting rooms completed in 2023. The awe inspiring and jaw-dropping expressions of the new ceiling in the hall is amazing to behold.

The PCC continues to maintain and look after the building however there are concerns for the future financing repair and restoration project, these include replacement radiators for adequate heating, interior and exterioir lighting of the building, the dilapidated stone work, broken brick work and cleaning the stained windows.

Heating

Despite relatively new boilers, we continue to have challenges with heating in the main church over the winter, and we had to get the engineer out a number of times. However, all the radiators and pipework are faulty, leaking and requires replacement. There was a problem with the pump and pressures had to be adjusted, after the installation of a secondary gas meter to register the heating use in the church, foodbank space. Thereafter, the engineer also suggested that the thermostat should be left on 13 degrees for long periods, to ensure the heating is working well.

The Community Garden

A big thank you to Fr Ben Vertannes, Mother Louise Boulton and all the volunteers for championing the work in the garden, weeding out, planting seedlings and loaning shears and equipment. Keeping the area around the grey bench, built by the house mates at Nehemiah Project, tidy has been an ongoing challenge. We look to future planting of wild flower beds along the Barcombe Avenue fence, to be completed in 2025.










Community garden and produce harvest

Three luxury houses were completed on the former Glebe land in June. The developer was so kind to replace the old fencing with new, and tamac the North side exit pathway leading to Cricklade Avenue. A huge thank you to the owner to Brian McCarthy for donating rear fencing adjoining the property. We pray a blessing on his endeavours

Construction started on the old church hall, Cricklade Avenue by West Way Construction development in September with demolition works.

Simon Gates

Ven Simon Gates, PCC chair

## St Margaret the Queen, Streatham Hill, London SW2 3BH

**INDEPENDENT EXAMINER'S REPORT**
**ON THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025**

**To the Parochial Church Council of St Margaret the Queen, Streatham Hill**

This report on the accounts of the PCC for the year ended 31 December 2025, which are set out on pages 2 to 7, is in respect of an examination carried out under the Church Accounting Regulations 2006 ('the Regulations) and the Charities Act 2011 ('the Act').

**Respective responsibilities of the trustees and independent Examiner**

As members of the PCC you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144(2) of the Act and that an independent examination is needed.
It is my responsibility to:
- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

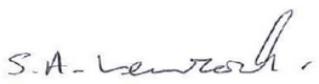
**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the PCC concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:
(1) which gives me reasonable cause to believe that in any material respect the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and which comply with the requirements of the 2011 Act, as also contained in the Regulations, have not been met; or

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



S.A. Lewcock FCCA
Windsor Lodge
Millfield Road
Hounslow
Middlesex TW4 5PN

15th April 2026

**St Margaret the Queen, Streatham Hill, London SW2**
**Balance Sheet as at 31 December 2025**

| | Note | | 2025 | | 2024 |
|---|---|---|---|---|---|
| | | £ | £ | £ | £ |
| **CURRENT ASSETS** | | | | | |
| Debtors | 4 | 0 | | 0 | |
| Nat West Deposit Account | | 182,685 | | 189,766 | |
| CCLA Deposit Account | | 1,003 | | 1,003 | |
| Nat West Current Account | | 3,692 | | 19,625 | |
| | | 187,380 | | 210,394 | |
| **LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR** | | | | | |
| Creditors and accruals | 5 | 250 | | 14,181 | |
| | | | 187,130 | | 196,213 |
| **NET ASSETS** | | | **187,130** | | **196,213** |
| **FUNDS** | | | | | |
| Unrestricted | | | 94,125 | | 92,117 |
| Restricted | 6 | | 93,004 | | 104,096 |
| | | | **187,130** | | **196,213** |

Approved by the Parochial Church Council on 30 April 2026
and signed on its behalf

Ven Simon Gates
P.C.C. Chair

**St Margaret the Queen, Streatham Hill, LondonSW2**
**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** | | | | | |
| Voluntary income | 2(a) | 205 | 12,270 | 12,475 | 32,000 |
| Income from investments | 2(b) | 2,027 | 0 | 2,027 | 2,370 |
| Income from church activities | 2(c) | 86,213 | 0 | 86,213 | 102,155 |
| **TOTAL INCOME AND ENDOWMENTS** | | **88,445** | **12,270** | **100,716** | **136,525** |
| **EXPENDITURE** | | | | | |
| Church activities | 3(a) | 84,761 | 23,362 | 108,123 | 117,494 |
| Church management and administration | 3(b) | 1,676 | 0 | 1,676 | 1,364 |
| **TOTAL EXPENDITURE** | | **86,437** | **23,362** | **109,799** | **118,858** |
| **SURPLUS / (DEFICIT) FOR THE YEAR** | | **2,008** | **-11,092** | **-9,083** | **17,667** |
| **BALANCES BROUGHT FORWARD AT 1 JANUARY 2025** | | **92,117** | **104,096** | **196,213** | **178,546** |
| **BALANCES CARRIED FORWARD AT 31 DECEMBER 2025** | | **94,125** | **93,004** | **187,130** | **196,213** |

# St Margaret the Queen, Streatham Hill, London SW2
# Notes to the Financial Statements
# For the year ended 31 December 2025

## 1. ACCOUNTING POLICIES

The financial statements have been prepared under the Church Accounting Regulations 2006 in accordance with the current Statement of Recommended Practice, Accounting and Reporting by Charities and applicable accounting standard FRS 102.

The financial statements have been prepared under the historical cost convention.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include financial statements of church groups that owe their main affiliation to another body nor those that are informal gatherings of church members.

**Funds**

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

Restricted funds are those funds that must be spent on restricted purposes and details of the funds held and restrictions are provided in note 8.

There are no Endowment funds held.

**Gross Income and endowments**

**Voluntary income and endowments**

Collections are recognised when received by and on behalf of the PCC.
Planned giving under Gift Aid is recognised only when received.
Income Tax recoverable on Gift Aid donations is recognised in respect of income recognised from 1st January 2024 to 31 December 2024.
Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain.

**Income from investments**

Interest entitlements are accounted for as they accrue.

**Expenditure**

**Grants**

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

**Activities directly relating to the work of the Church**

The diocesan parish share is accounted for when due. Any parish share unpaid at 31 December is provided for in these financial statements as an operational (though not legal) liability is shown as a creditor in the Balance Sheet.

**Fixed Assets**

Consecrated and beneficed property of any kind is excluded from the accounts by S.10(2)(a) and (c)bof the Charities Act 2011.

Movable church furnishings held by the Priest-in-Charge and Churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. For inalienable property there is insufficient cost information and therefore such assets are not valued in the financial statements.

All expenditure incurred in the year on consecrated or beneficed buildings and the repair of movable church furnishings is written off.

**Other plant and machinery, fixtures and fittings and office equipment**

Equipment used within church premises is depreciated on a straight line basis over 10 years.

**Current Assets**

Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the bank.

**St Margaret the Queen, Streatham Hill, London SW2**
**Notes to the Financial Statements**
**For the year ended 31 December 2025 (Continued)**

## 2. INCOME AND ENDOWMENTS

| | Unrestricted Funds | Restricted Funds | TOTAL FUNDS 2025 | TOTAL FUNDS 2024 |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| 2(a) Voluntary income | | | | |
| Donations | 205 | 0 | 205 | 0 |
| Grants | 0 | 12,270 | 12,270 | 32,000 |
| | 205 | 12,270 | 12,475 | 32,000 |
| 2(b) Income from investments | | | | |
| Interest | 2,027 | 0 | 2,027 | 2,370 |
| | 2,027 | 0 | 2,027 | 2,370 |
| 2(c) Income from church activities | | | | |
| Income of hire of church / hall | 59,552 | 0 | 59,552 | 96,815 |
| Utilities recharge | 26,662 | 0 | 26,662 | 5,340 |
| | 86,213 | 0 | 86,213 | 102,155 |
| **TOTAL INCOME AND ENDOWMENTS** | **88,445** | **12,270** | **100,716** | **136,525** |

**St Margaret the Queen, Streatham Hill, London SW2**
**Notes to the Financial Statements**
**For the year ended 31 December 2025 (Continued)**

**3. EXPENDITURE**

| | Unrestricted Funds | Restricted Funds | TOTAL FUNDS 2025 | TOTAL FUNDS 2024 |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| 3(a) Church activities | | | | |
| Building Consultancy fees | 0 | 0 | 0 | 2,774 |
| Building work | 0 | 17,375 | 17,375 | 0 |
| Communuty Garden | 0 | 4 | 4 | 17 |
| Co-op Fund | 0 | 0 | 0 | 428 |
| Insurance | 6,003 | 0 | 6,003 | 5,653 |
| Lambeth Warm Space | 0 | 789 | 789 | 671 |
| Marketing & Advertising | 291 | 0 | 291 | 171 |
| Parish Support Fund | 1,000 | 0 | 1,000 | 5,300 |
| Payroll costs | 46 | 0 | 46 | 68 |
| Refugee Project | 0 | 125 | 125 | 113 |
| Repairs and maintenance | 17,135 | 0 | 17,135 | 8,424 |
| Subscription | 50 | 0 | 50 | 226 |
| Telephone / broadband | 23 | 0 | 23 | 90 |
| Utilities | 12,346 | 0 | 12,346 | 32,221 |
| Wages & Salaries | 47,868 | 0 | 47,868 | 55,952 |
| Youth Club | 0 | 5,069 | 5,069 | 5,384 |
| | 84,761 | 23,362 | 108,123 | 117,494 |
| 3(b) Church management and administration | | | | |
| Accountancy & bookkeeping fees | 250 | 0 | 250 | 250 |
| Office & admin costs | 1,426 | 0 | 1,426 | 1,114 |
| | 1,676 | 0 | 1,676 | 1,364 |
| **TOTAL EXPENDITURE** | **86,437** | **23,362** | **109,799** | **118,858** |

**St Margaret the Queen, Streatham Hill, LondonSW2**
**Notes to the Financial Statements**
**For the year ended 31 December 2025 (Continued)**

## 4. DEBTORS

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| Accrued Income | 0 | 0 |
| | 0 | 0 |

## 5. CREDITORS AND ACCRUALS

| | 2025 | 2024 |
|---|---|---|
| | £ | £ |
| British Gas Lite | 0 | 13,681 |
| Independent Examiner's Fee | 250 | 500 |
| | 250 | 14,181 |

## 6. RESTRICTED FUNDS

| | Building Fund | Refugee Project | Youth Club | Wellbeing | Community Garden | Lambeth | Total |
|---|---|---|---|---|---|---|---|
| | £ | £ | | | £ | | £ |
| **Balance as at 1st January 2025** | **75,753** | **190** | **25,456** | **676** | **12** | **2,009** | **104,096** |
| **Receipts** | | | | | | | |
| Grant - Listed Places of Worship Grant Scheme | 10,270 | 0 | 0 | 0 | 0 | 0 | 10,270 |
| Grant - Lambeth Warm Space | 0 | 0 | 0 | 0 | 0 | 2000 | 2,000 |
| | 10,270 | 0 | 0 | 0 | 0 | 2,000 | 12,270 |
| **Payments** | | | | | | | |
| Expenses | 0 | 125 | 1,169 | 0 | 4 | 789 | 2,087 |
| Major Works | 17,375 | 0 | 0 | 0 | 0 | 0 | 17,375 |
| Youth Music | 0 | 0 | 900 | 0 | 0 | 0 | 900 |
| Youth Sayer | 0 | 0 | 3,000 | 0 | 0 | 0 | 3,000 |
| | 17,375 | 125 | 5,069 | 0 | 4 | 789 | 23,362 |
| **Balance as at 31st December 2025** | **68,649** | **65** | **20,387** | **676** | **8** | **3,220** | **93,004** |