The Saint Peter's Vauxhall Mission Initiative 2025 Annual Report

Registered Charity Number 1189870

For the year ending 31 December 2025

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ST PETER'S VAUXHALL

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1. Introduction

St Peter's Church in Vauxhall is a mission initiative established by the Bishop of Southwark under a Bishop's Mission Order (BMO) on 18 March 2020. On 10 June 2020, a charitable incorporated organisation (CIO) was established to provide the necessary governance structure for the mission initiative.

Under the BMO, the mission initiative has responsibility for the St Peter's church building and the congregation based there. The church is situated geographically within the Ecclesiastical Parish of North Lambeth.

This annual report of the CIO covers the reporting period from 1 January 2024 until 31 December 2024.

The CIO is not a parish church and so is not subject to the reporting framework for Church of England parishes set out in the Church Representation Rules. However, the trustees are mindful that the CIO performs many of the same functions as a parish church. Moreover, the trustees are elected by and accountable to the church's congregants.

To that end, the trustees have agreed to submit several reports (all contained in this document) to an annual meeting of the church's congregants. They put into context the financial statements of the CIO and relate them to the wider life of the church. They set out a review of the past year and link the financial plans of the church to its vision for the future.

This document also serves as the annual report of the CIO to the Charity Commission. The trustees have considered the Charities Acts, other associated regulations and the applicable Statements of Recommended Practice when drafting this document.

This annual report has been prepared by several authors and was reviewed and adopted by the Board of Trustees by resolution passed on Sunday 4th May.

This report is signed below by Rev Michael John, Minister-in-Charge and ex-officio chair of the Board of Trustees, on behalf of the board by way of confirmation of the passing of this resolution.



Rev. Michael John

4th May 2026

2. Aims and Purposes

As set out in the CIO's constitution, the object of the CIO is:

"the advancement of religion in accordance with the tenets and practices of the Church of England for the public benefit including (but not limited to):

promoting the Gospel through the growth and development of Saint Peter's Church, Vauxhall

ancillary or incidental educational activities; and

other associated activities for the benefit of the community."

The CIO pursues this object in accordance with the objectives of the mission initiative for which it is responsible for managing. As set out in the Bishop's Mission Order, these are:

"To further the mission of the Gospel and the Church of England in North Lambeth, particularly:

the establishment of thriving worshipping communities, to include two congregations worshipping at Saint Peter's Church, Vauxhall;

a congregation using forms of worship with traditional catholic aspects of the Church of England ("the traditional congregation"); and

a congregation using forms of worship from the contemporary evangelical tradition of the Church of England ("the contemporary congregation")

sharing in the reconciling mission of God in Christ through evangelistic outreach; and

community engagement meeting the needs of local people physically or emotionally, promoting the common good and having a particular regard for the vulnerable and marginalised and overlooked in society.

The trustees support the Minister-in-Charge, Rev. Michael John, and the wider staff team in this mission, which we summarise in our vision statement:

"To carry the love of Jesus to the heart of London."

3. Objectives and Activities

The trustees are committed to supporting St Peter's Vauxhall "To Carry the love of Jesus to the heart of London". This means each person may know the gospel of Christ personally through God's Word, prayer, and renewal of the Holy Spirit. We want to see lives transformed not just individually but as a community, as we seek to work out what being the family of God truly means and how Christ's Church should live.

We are committed to the mission of Christ which is to reconcile people to himself and while we can never do more than Christ to show his love to people, we believe it is our mission to try. Our response to the Good News is to play an active part in our city, seeking to respond to the needs of our area through relational justice and radical hospitality. When planning our activities for the year we have considered the Charity Commission's guidance on public benefit, and particularly the supplementary guidance on charities for the advancement of religion.

2025 continued with a full staff team who were supported by an active congregation who serve in big and small ways. It is the people within the church who make St Peter's a spiritual home for so many people.

Manuel and some from within the church continued to be missional and engage people in the community. Throughout the year we continued to engage refugees at the local hotels and build local relationships through our new stay and play 'Pebbles'. A huge thanks to the team and particular mentions to Nell Walters, Barbara Fittall and Sarah-Jane Elvin for helping to facilitate this ministry. 2025 was a year of preparation before Robes our weekly homeless shelter was to start in January 2026. We ended the year with a midweek advent group run by Kadia, which we hope to build upon in the coming year.

The involvement of the choir at the 11am service has helped the church to continue to worship God. Theo Powell has significantly grown the worship team at the 4pm and this has supported the numerical growth we have seen. The 4pm children's ministry, led by David Hutchinson, and supported by a wonderful group of volunteers remains a bedrock of our 4pm service and is loved and enjoy by all our children who attend.

2025 has been an encouraging year of growth particularly amongst those in their 20's. Many in the church have shown a welcoming heart which has encouraged many people to stay. We ended the year having seen significant growth of Sunday attendance, larger numbers at our Christmas services and momentum for the Church Weekend Away in early 2026. We are believing and praying for continued growth, stability in our discipleship and moving along buildings projects within the church building.

Rev. *Michael John*
Minister-in-Charge

4. Achievements and Performance

4.1 Wardens' Report

St Peter's has seen very encouraging growth this year at both services. This has included the next generation, with more children and teenagers attending. A huge thanks to David Hutchinson for leading kids work.

We were so excited to have our first weekend away in February 2025 at De Vere Estate in East Horsley. Around 100 people attended and it was a wonderful time of community and connection as well as growing in faith.

Home groups continue to thrive and more have been launched. These are an important part of church life, and we are grateful and thankful to the leaders and those who host in their homes.

This past year has seen some changes in staffing. We said goodbye to Charlie Bone who left to get married. Manuel also completed his two years as church evangelist, and we are so excited by the inroads he made with the refugees in the hotels in Vauxhall. We were delighted to welcome Kadia as curate in June 2025. She will be continuing the work Manuel started. She will also be taking the lead for the 11am service as well as gaining experience and insight into ministry. Jack also joined as ministry assistant, with a focus on the preservation of the church's historic building.

During the year, Michael introduced two series. Firstly, Lent with daily readings of John's Gospel then between Pentecost and St Peter's Day, short daily videos on Acts from members of congregation. The feedback was very positive, and people found it very useful in growing in faith.

Throughout the year, we have been reaching out to the local community, starting with a hugely successful Ceilidh in January. We've had gatherings aimed at those in their 20s, led by Theo Powell, which have been a great time of coming together. In the autumn, Pebbles was launched by Emma John, a free provision for young parents, carers and nannies, which cater to around 15 families. A great number of people attended the seven Christmas services, including visitors and local residents which has been a strong pre-cursor to Alpha in 2026.

Thanks to the growth in numbers, we have seen an increase in regular giving. We are so thankful for this generosity and very excited for the potential opportunities this allows us for the year ahead.

Harriet Compston and Libby King, Community Wardens

4.2 Report on the Proceedings of the Board of Trustees

(a) Composition and Meetings

Following the elections at the 2025 Annual Meeting Tom Moore, Libby King, Amy Gifford, Chelsey Chen, Harry Iggulden and Jack Alderson joined the trustee board.

Hattie Compston, Flo Howell, Samuel King, Sarah -Jane Elvin, Benji Walton, David Hutchinson and Aderonke Tomori continues as trustees with Emma Harvey and Emily Leigh-Pemberton stepping down.

The trustees met five times (January, March, July, September, November) in 2025 and the Standing Committee met three additional times (March, June, and October).

(b) Structure and Policies

The Standing Committee, comprising the Minister-in-Charge, Community Wardens, Treasurer and Secretary, continue to set the strategic direction of the church, manage its day-to-day finances and implement its human resources policies.

No constitutional amendments were made in 2025, the following policy were reviewed and adopted:

- Bullying and Harassment Policy
- Disciplinary Capability and Complaints Policy
- Complaints Policy

Trustees additionally approved the creation of a subcommittee for Mission Giving. Trustees were supportive of the second annual Church Weekend Away, as well as Pebbles ministry for young children, parents and carers.

(c) Relationship with North Lambeth Parish (NLP)

Trustees have continued to support our Community Wardens and Micheal in navigating the renewal of the BMO and meetings with the diocese on this topic. We continue to pray for our relationship with NLP and for clarity on St Peter's future.

(d) Staff & Volunteers

In 2025, St Peter's welcomed Jack Hodson as a Ministry Assistant in July and said fond farewells to Charlie Bone in June and Manuel in October. We are grateful for both of their profound contributions to the life and ministry of the church. We additionally welcomed Kadia Ly, our Curate, in June 2025.

During 2025 our staff team was comprised of:

- Emma John, Church Administrator
- Charlie Bone, Ministry Assistant (until May 2025),
- Jack Hodson, Ministry Assistant (from July 2025)
- Theo Powell, Ministry Assistant
- Will Fraser, Director of music
- Kadia Ly, Curate (from June 2025)
- Manuel Redondo (until October 2025)

Florence Howell and Esther Woo carried out a listening exercise with all staff to hear what it's like to work for our church and what improvements we could make for staff. This was a valuable exercise and feedback has been taken forwards. We are delighted to have such a strong staff team who are valued members of our church community.

(e) Finance

The trustees scrutinised and approved the accounts for 2024. The Trustees' adopted budgets for 2026. The budgets for 2026 were updated to reflect new staffing proposals and changes in church giving.

(f) Buildings

Broken floor tiles were replaced in the main church and storage cupboards were added to make better use of our space.

The trustees continue to be supportive of the glass door project, to ensure the church is a welcoming space.

Florence Howell
Secretary

4.3 Report on the Mission Initiative Roll

As required under the Church Representation Rules, the Mission Initiative Roll will be updated annually and every six years a new Roll must be produced.

This is the fifth year of the current Mission Initiative Roll. The deadline for revisions to the roll was 1 May 2026. The number of people on the Roll is now 128.

The number of people on the roll determines:

The number of representatives that the mission initiative has on North Lambeth Deanery Synod is currently 3, due to the increase in numbers we will now elect a 4th member.

Members of the congregation who are enrolled are eligible to vote in elections to Deanery Synod and the board of trustees.

Emma John
Electoral Roll Officer

4.4 Report on Fabric, Goods and Ornaments

The Church building remained safe and secure throughout 2025.

Works included:

- A full LOLER inspection for the chandeliers was carried out.
- We replaced the tiles that were broken and cracked.
- The annual PAT test, lightning conductor test, fire extinguisher test, and quarterly pest control inspections were carried out as usual.

Emma John
Church Coordinator

4.5 Report on Safeguarding

There were no reported safeguarding concerns in 2025. This year we have continued to ensure that staff and volunteers have completed the relevant training offered by the diocese and have the required DBS checks.

Sam Longton & Matthew Link
Safeguarding Officer

4.6 Report on the Proceedings of North Lambeth Deanery Synod

Deanery Synod continues to be an opportunity to engage with other churches in our area to understand common issues and challenges, find out new ideas, all while building relationships to support one another. We've been particularly grateful for thoughtful conversations on race and social justice, discussions on opportunities to serve in our local area as well as updates on national church governance.

Also, we want to express appreciation to Rebecca Chapman for being the lay chair of Lambeth North Deanery. She is missed but we are grateful for her ongoing role as our representative on General Synod.

Jack and David would also like to express thanks to Sarah-Jane, who is due to step down as a Deanery Synod representative. Thank you for keeping us all coordinated.

Jack Alderson, Sarah-Jane Elvin & David Hutchinson
Deanery Synod Representatives

4.7 Church Statistics for 2025

Baptisms	3
Thanksgivings for the Gift of a Child	0
Admission of Children to Communion	1
Confirmations	1
Marriages	3
Funerals (with church service)	0
Funerals (at Crematorium/Cemetery)	2
Number of adults and children attending worship on Easter Day	86
Number of adults and children attending worship on Christmas Eve & Christmas Day	110
Number of communicants on Christmas Eve & Christmas Day	90

5. Financial Review (Please note finances have not yet been Independently Examined)

The church's financial position for 2025 is positive. The church has continued to generate a healthy income stream through congregational giving and other church income. We are deeply thankful that, even in the midst of ongoing cost-of-living challenges, regular giving has remained strong. It has grown faithfully alongside the steady increase in our St. Peter's community.

Income

The main source of church income is congregational giving (approximately £165,000). This is very encouraging and gives us confidence that the church's finances are sustainable. The Trustees want to thank everyone in the congregation who supports the life of the church, so generously, in this way.

Another source of income is renting out the church. In 2025 we received almost £30,000 from hiring out the building to different choirs, orchestras and for one-off events. This is higher than in 2025 and we hope to be able to continue to grow the use of the church building by the local community in 2026. The Trustees would like to recognise and thank Emma John for her work in growing this income stream. The efficiencies of moving to the Parish Giving Scheme are beginning to be realised, with the overwhelming majority now giving via the Parish Giving Scheme.

Expenditure

Overall expenditure in 2025 was broadly consistent with in 2024. We maintained the size of the staff team and they have settled into their roles, we have been able to expand several ministries. We were also able to increase our giving to the diocese as part of our mission outreach.

In prior years we have accrued a healthy reserve fund, and the trustees made the decision to continue putting some of these funds to good use in 2025, whilst acknowledging the need to ensure sufficient reserves are retained to enable financial resilience. The trustees continue to consider further work on the Church building which also could be funded from our reserves. In 2025 the Trustees began the process of agreeing a reserves policy to set out the level of reserves St Peter's aims to hold moving forward. This is expected to be agreed and implemented in 2026.

The 2026 budget shows a marginal deficit, in large part because of the Trustees' desire to release some reserved funds to enable the continued flourishing of the work and life of the Church. We expect expenditure to increase further as we invest in new outreach projects to further the ministry of the church, decide how we can better support charitable efforts outside St Peter's, and invest in the fabric of the building itself.

Donations were again made in 2025 to other charities that St Peter's continues to support and this amount is due to grow year on year. The implementation of a Mission Giving committee to oversee and govern the Charities that St. Peter's financially supports began fruitfully in 2025.

St Peter's Vauxhall Church				
Financial Activities				
January - December 2025				
	Designated	**General St Peter's (Unrestricted)**	**TOTAL**	*2024*
Giving Collections		£ 4,300	**£ 4,300**	*£ 2,027*
Giving Standing Order		£ 113,232	**£ 113,232**	*£ 89,349*
One-off giving		£ 9,120	**£ 9,120**	*£ 10,270*
Gift Aid		£ 37,395	**£ 37,395**	*£ 15,009*
St Peter's Rent		£ 29,070	**£ 29,070**	*£ 21,556*
Ticket Sales		£ 14,262	**£ 14,262**	*£ -*
Interest		£ 2,816	**£ 2,816**	*£ 1,877*
Other income	£ 3,000	£ 1,968	**£ 4,968**	*£ 8,656*
Total	***£ 3,000***	***£ 212,164***	***£ 215,164***	***£ 148,743***
Expenditure				
Administration		£ 9,207	**£ 9,207**	*£ 8,588*
Communications		£ 1,304	**£ 1,304**	*£ 1,970*
Maintenance		£ 21,717	**£ 21,717**	*£ 26,947*
Ministry		£ 22,800	**£ 22,800**	*£ 19,018*
Mission giving		£ 30,799	**£ 30,799**	*£ 30,100*
Outreach & Evangelism		£ 5,963	**£ 5,963**	*£ 4,823*
Staff		£ 61,409	**£ 61,409**	*£ 48,034*
Utilities		£ 22,793	**£ 22,793**	*£ 24,248*
Worship		£ 1,676	**£ 1,676**	*£ 2,635*

Fixed Assets			£	2,470	**£**	**2,470**	£	*2,635*
Total	**£**	**-**	**£**	***180,137***	**£**	***180,137***	**£**	***166,363***
Net income	**£**	***3,000***	**£**	***32,026***	**£**	***35,026***	**-£**	***17,620***
Net increase/(decrease) in bank and cash for the year	**£**	**3,000**	**£**	**32,026**	**£**	**35,026**	**-£**	**17,620**
Bank and cash balance brought forward from previous year	£	-	£	143,380	£	143,380	£	*161,000*
Bank and cash balance carried forward at YE	**£**	**3,000**	**£**	**175,406**	**£**	**178,406**	**£**	**143,380**

6. Funds held as Custodian Trustees on behalf of others

There are none.

7. Plans for Future Periods

We seek to carry the love of Jesus to the heart of London and enter 2026 with expectation and excitement for growth, health, and faithfulness to the Gospel, lived out in our own lives and in the life of our community.

Building on the success of the church weekend away, we are planning our second **RESET weekend** in January 2026. We also look forward to welcoming guests on Monday evenings through the **Robes Project**. Alongside this, we will continue to run **Alpha**, **Pebbles**, **Home Groups**, **prayer meetings**, and **choral services**, all of which remain central to our shared life together.

While prayer and spiritual renewal continue to be the bedrock of our church, our specific priorities over the next eighteen months to two years fall into three key areas: **consolidation of growth**, **future security**, and **church building projects**.

Consolidation of Growth

- Alpha
- Home Groups
- Continued welcome and integration of new people

Having experienced numerical growth in the second half of 2025, our focus is now on consolidating that growth. This includes strengthening our Alpha course, deepening Home Groups as places of genuine community, and ensuring they are well connected to the wider worship and life of St Peter's. As we remain expectant for continued growth at both services, we are committed to helping people find belonging and connection within the church.

Future Security

- Renewal of the Bishop's Mission Order (BMO)
- Long-term legal and spiritual stability

Our five-year BMO concluded in 2025, and a major priority for 2026 is securing its renewal. Alongside this, the trustees will work towards establishing a longer-term framework that enables St Peter's to flourish for future generations, within the support and oversight of the Diocese of Southwark.

Church Building

- Accessibility and capacity for babies, children, and youth
- Welcoming physical spaces
- Ongoing maintenance of the building

St Peter's has been a place of worship for over 160 years, and we are committed to stewarding this historic building well. This will involve practical improvements to ensure the church is accessible, welcoming, and capable of supporting our growing ministries among babies, children, and young people, as well as ongoing maintenance to prepare for future growth.

We are hugely excited about what God has in store for St Peter's and look forward to continuing to carry the love of Jesus to the heart of London.

Rev. Michael John
Minister-in-Charge

8. Risk Management

St Peter's' trustees and staff seek to identify and mitigate the key risks that they encounter in all aspects of the church's activities. These include key risks to the church's spiritual life, finances, statutory and legal duties, operations and reputation.

St Peter's has in place a wide range of policies and procedures to ensure that all such risks are effectively managed. Examples include the safeguarding policies for children and vulnerable adults; the financial policies and procedures to prevent misappropriation of funds, effective controls over expenditure and regular reporting; the data protection policy ensuring proper use of congregation members' details; regularly reviewed risk assessments for events and services, and a programme of rolling repairs to ensure that the church buildings remain safe and in good repair.

9. Structure, Governance and Management

The Saint Peter's Vauxhall Mission Initiative is a foundation Charitable Incorporated Organisation (CIO). Its governing document is its constitution, which was last amended on 13th March 2023.

The amended constitution provides that trustees are appointed in the following ways:

Ex-Officio Trustees

The Clerk in Holy Orders appointed as the Leader of the Mission Initiative by the Bishop of Southwark is ex-officio the chair of trustees of the CIO until they cease to hold that office.

Any other Clerk in Holy Orders appointed (other than as Leader) to the Mission Initiative by the Bishop of Southwark is ex-officio a trustee of the CIO until they cease to hold that office.

Persons elected as lay members of the Deanery Synod of North Lambeth by the members of the Mission Initiative Roll of St Peter's church, Vauxhall, are ex-officio trustees of the CIO until they cease to hold that office.

Elected Trustees

Trustees are also elected at an annual meeting of congregants who are listed on the Mission Initiative Roll. The roll is compiled in accordance with rules 27A-27D of the Church Representation Rules.

Each annual meeting may elect:

Two Community Wardens, one Secretary and one Treasurer, each for a term of one year,

Ordinary trustees, for a term of three years. There shall be six ordinary trustees at any one time with two being up for election each year.

Further ordinary trustees, for a term of one year, to fill a vacancy created when a person is elected to the board in two different capacities (e.g. where a person is an ordinary trustee and is subsequently elected as Community Warden).

Co-Opted Trustees

The board of trustees, by resolution passed at a properly convened meeting, may appoint a new trustee to fill a casual vacancy created when an elected trustee resigns. If, at the next annual meeting, the term of the resigning trustee still has more than a year remaining, the annual meeting may then elect the co-opted trustee or some other person to finish that term.

The 2025 Annual Meeting will elect one lay member of the Deanery Synod of North Lambeth to fill the vacancy created by Sarah-Jane Elvin fulfilling her term. There is an additional new vacancy for the increase in electoral role numbers. There are two ordinary trustee vacancies that we shall be electing for a term of 3 years.

10. Administrative Information

Registered Name: The Saint Peter's Vauxhall Mission Initiative

Charity Number: 1189870 (England & Wales)

Principal Office & Correspondence Address: St Peter's Vauxhall, 310 Kennington Lane, Vauxhall, London, SE11 5HY.

The Trustee members who have served at any time since 1 January 2024 and the date upon which this report was approved are the following:

Ex-Officio Members:

Minister-in-Charge: Rev. Michael John

Deanery Synod Representatives: Sarah-Jane Elvin (since 1st June 2023), David Hutchinson (from 1st June 2024), Jack Alderson (from 1st June 2025)

Elected Members:

Wardens:	Harriet Compston (from 1st June 2025)
	Libby King (from 1st June 2025)
Secretary:	Florence Howell (from 1st June 2025)
Treasurer:	Samuel King (from 1st June 2025)
Ordinary Trustees:	Emma Harvey (until 1st June 2025)
	Emily Leigh-Pemberton (until 1st June 2025)
	Aderonke Tomori (from 1st June 2023 - 6th July 2025)
	Chelsey Chen (from 1st June 2025)
	Amy Thompson (from 1st June 2025)
	Francis Dean (from 1st June 2024 – 13th January 2025)
	Benji Walton (from 1st June 2024)
	Tom Moore (from 1st June 2025)
	Harry Iggulden (from 1st June 2025)

St Peter's Vauxhall								
Statement of assets and liabilities								
As at 31 December 2025								
				2025	**2025**		*2024*	***2024***
				£	**£**		£	**£**
Fixed assets		acquired piror to 2023		9,923			*9,923*	
		acquired 2024		1,009			*1,009*	
		acquired 2025		2,470			-	
					13,402			***10,932***
Current assets								
Cash at bank and in hand				178,406			143,380	
Accounts Receivable				1,802			-	
					180,208			***143,380***
Current liabilities								
Accrual for independent examination				(1,500)			*(1,325)*	
					(1,500)			***(1,325)***
Net current assets					**178,708**			***142,055***
Total net assets - unrestricted funds					**192,110**			***152,987***

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF ST PETER'S VAUXHALL MISSION INITIATIVE

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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



Richard Hill FCA Date: 29/9/2026
For and on behalf of
Griffin Stone Moscrop & Co
21-27 Lamb's Conduit Street
London WC1N 3GS