The Parochial Church Council of the Ecclesiastical Parish of St Andrew Soham

TRUSTEES' REPORT AND ACCOUNTS

FOR THE YEAR ENDED

31 DECEMBER 2025

Registered Charity Number: 1196349

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INFORMATION

Correspondence address	The New Vicarage 27 The Oaks Soham Cambs CB7 5FF
Vicar	The Revd Eleanor Whalley
Bankers	Barclays Bank Plc Leicester LE87 2BB The CBF Church of England Funds, Senator House, 85 Queen Victoria Street, London, EC4V 4ET
Independent Examiner	Sue Chase, Simple Solutions (Cambs) Ltd
Inspecting Architect	Stephanie Norris, Stephanie Norris Architects

ADMINISTRATIVE DETAILS

Ex Officio - Clergy	Eleanor Whalley	
	Madeleine Albert	
		Elected
Ex Officio - Wardens	Mark Campbell	22/05/25
	Diane Cole	22/05/25
		Elected
Ex Officio - Synods	Carol Weyman	22/05/25
		Elected:
Elected members with a three-year term	John Cole	22/05/25
	Margaret Fisher	22/05/25
	Susan Davies	30/05/24
	Carol Weyman	24/03/23
	Michelle Palmer	24/03/23
	David Tickner	24/03/23
Elected/Appointed Officers of the PCC		
Vice-chair	Mark Campbell	22/05/25
Treasurer	Mark Campbell	22/05/25
Secretary	Susan Davies	22/05/25
Parish Administrator	Margaret Fisher	22/05/25
Electoral Role Officer	Lynne Webb	22/05/25
Safeguarding Officer	Carol Weyman	22/05/25
Assistant Safeguarding Officer	Lisa Radcliffe	22/05/25
Data Protection ('GDPR') Officer	Margaret Fisher	22/05/25
Gift Aid Officer	Eleanor Whalley	22/05/25
Registered Finance Officer & Administrator	Gordon McGinley	01/03/25
Co-opted Members	Susan Potts	22/05/25
	Susan Fletcher	17/09/25
	Ian Hill	17/09/25

OBJECTIVES AND ACTIVITIES

We aim to serve our communities prayerfully, and to work together with friends within the church community and beyond, aiming to play our part in the building of God's Kingdom and helping people to experience God's love and grow as disciples of Jesus. We enjoy each other's company as we celebrate God's hope and life and the beauty of creation.

FINANCIAL REVIEW

Total unrestricted income for the year amounted to £106,059 (£71,830 in 2024). Corresponding expenditure totalled £85,114 (£74,372 in 2024). The Ministry Share request of £54,328 was paid in full. Costs for occasional offices increased to reflect the corresponding rise in fee income. Over all, the General Fund showed a surplus for the year of £23,220 (£2,198 in 2024).

Unrestricted income from pledged giving, collections and donations, including tax reclaimed, was £82,676 (£52,007 in 2024). Fundraising activities raised £4,473

The Restricted Fund (including the Restoration Project) showed income of £137,028 from grants, donations, fundraising and interest (£75,961 in 2024). Expenditure of £168,248 was incurred (£90,184 in 2024). A loan of £20,000 had been taken out with Cambridge Historic Churches Trust in 2023 to enable the restorations and £10,000 of this has been paid back to-date.

The performance of the Endowment Funds yielded a disappointing decrease in value of £5,126 (gain of £3,275 in 2024). No money was transferred out of these funds in 2025.

Restoration Project Update
In March 2025, Soham PCC was successful in securing a National Lottery Heritage Fund grant (£270k) and Historic England funding (£45k) towards the development stage of a large project to carry out extensive like-for-like repairs to the fabric of the church building (to include complete reroofing and high level timber and stonework repairs), as well as the installation of new heating and lighting, and other measures to improve the usability of the building and access for maintenance. Alongside preparation for the building works, plans for future engagement with local schools and the wider community, through skills workshops and heritage fairs, were also to be developed. Smaller funding contributions towards the total costs of £370k were identified from Pembroke College, Cambridge (as the lay rector with Chancel Repair Liability for 66% of repair costs to the chancel), VAT reclaim and the Church of England's Net Zero Carbon Demonstrator Project.

The development stage includes the engagement of a full design team comprising the Quinquennial Inspection architect (as lead professional), a structural engineer, Mechanical & Electrical heating adviser, Quantity Surveyor and Health and Safety Adviser, as well as a Heritage Project Manager to develop the activity plan. Working with the Vicar and Sue Dickinson, the PCC's volunteer Grants Consultant, this team has procured a number of specialist reports (including on the nave roof timbers, glazing, drainage, rainwater disposal capacity, rope access survey of the tower walls and a bats report) which have fed into the detailed design of all repair and new elements of the planned works.

By December 2025, the architectural plans had reached RIBA stage 3 and engagement plans had been tested at a Heritage Fair and a skills workshop for 12 Foundation Learning Tier students from Soham Village College, both in July. Expenditure to the end of December amounted to £140,798, of which £129,281 had been reclaimed from the various grant sources. Most grants are only payable on submission of invoices, so income will always lag behind expenditure, until the project is complete. The figures include a contingency sum which may not all be required, but it is anticipated that the balance of the expenditure will be incurred and the grants claimed by August 2026, when the Stage 2 grant application for the delivery phase is due to be submitted. The outcome will be known by December 2026 and, if successful, it is anticipated that works will begin on site in spring 2027 and will take approximately 18 months.

Principal Funding Sources
The regular sources of funds for normal operation are charitable donations from Church members, fund raising activities which bring in contributions from the wider community, statutory fees due from weddings and funerals, and interest and dividends from our investment holdings. We also receive an annual grant of 66% of Chancel insurance costs from Pembroke College Cambridge, our lay rector.

Investment Policy
St Andrew's reserves are invested with the CBF Church of England Funds, and in deposit accounts operated by the Diocese, which are reviewed regularly.

Reserves Policy

The level of reserves that will be maintained will be sufficient to ensure the Church continues to function throughout the ensuing year. Unusual income, such as bequests and occasional unrestricted lump sums, for use in funding non-regular needs, are held in reserve as designated funds. The Charity aims to hold in excess of one year's worth of running costs (around £80k). At the year end the total funds held were £170,920 of which £24,612 were restricted funds, £123,088 were endowment funds, leaving free reserves of only £23,220

Principal Risks and uncertainties

The quinquenniel inspection of the Church in 2021 reiterated the need for very considerable and urgent restoration work to be undertaken as soon as funds became available to carry it out. The section 'Restoration Project Update' explains what we have done and where we are now.

PUBLIC BENEFIT

The Trustees, in setting their objectives, have had due regard to the public benefit guidance issued by the Charity Commission. Their specific objective is to promote in the ecclesiasctical parish the whole mission of the church. This is achieved through the provision of services of public worship, including the Occasional Offices (baptisms, weddings and funerals); the provision of other activities open to all members of the public and aimed particularly at those in need (eg. Jam Sandwich Club); making the church building available for use by external organisations whose activities are of direct public benefit, particularly to those in need.

PLANS FOR FUTURE PERIODS

We look forward to the coming year, and in particular to:

* Continuing to develop the spiritual and pastoral life of the church and wider community,
* Developing our wider-community links, including with other churches and fellowships, with our local foodbank, Soham's Schools and with residential/nursing homes,
* Carrying out future heritage-related activities,
* Continuing to work to bring in funds for both everyday running costs and large scale restoration work.

STATEMENT OF TRUSTEE'S RESPONSIBILITIES

The Trustees are responsible for preparing the Report of the Trustees and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (UK Generally Accepted Accounting Practice)

The Charities Act 2011 (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed, require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources, including the income and expenditure, of the Charity for that period.

In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Charity will continue as a going concern.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust Deed. 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.

Approved by the Parochial Church Council on and signed on their behalf by:

Eleanor Whalley

.....

The Revd Eleanor Whalley (Chair)

Mark Campbell

.....

Mark Campbell (Treasurer) 17 MAY 2026

INDEPENDENT EXAMINERS REPORT TO THE PCC of St Andrew, Soham

I report on the accounts for the year ended 31 December 2025 which are set out on pages 9 to 16 of the Financial Statements.

Respective responsibilities of the PCC and the Examiner

The Charity's trustees are responsible for the preparation of the accounts. The Charity's 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,
- follow procedures laid down in the General Directions given by the Charity Commissioners section 145(5)(b) of the 2011 Act, and
- state whether particular matters have come to my attention.

Basis of the Independent Examiner's Statement

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 the PCC committee concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in a full 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 Examiners 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 103 of the 2011 act, or, to prepare accounts which accord with these accounting records 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.



Date: 24-Apr-26

Sue Chase

Simple Solutions (Cambs) Ltd
5 Williams Close
Great Gransden
SG19 3QS

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANDREW SOHAM
FOR THE YEAR ENDED 31 DECEMBER 2025

STATEMENT OF FINANCIAL ACTIVITIES

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS 2025 £	2024 £
INCOMING RESOURCES						
Donations and legacies	2a	82,676	3,068	-	85,744	56,291
Charitable Activities	2b	17,222	-	-	17,222	14,589
Other trading activities	2c	4,473	1,151	-	5,624	7,538
Investments	2d	1,688	3,528	-	5,216	5,660
Restoration project	2e	-	129,282	-	129,282	63,713
Other income	2f	-	-	-	-	-
TOTAL INCOMING RESOURCES		**106,059**	**137,029**	**-**	**243,088**	147,791
RESOURCES EXPENDED						
Raising funds	3a	475	50	**-**	**525**	793
Charitable Activities	3b	84,639	11,458	**-**	**96,097**	76,745
Restoration project	3c	-	156,741	**-**	**156,741**	87,017
TOTAL RESOURCES EXPENDED		**85,114**	**168,249**	**-**	**253,363**	164,555
Gains/losses on investment assets unrealised	5			(5,126)	(5,126)	3,275
Net Income/(expenditure)		**20,945**	**(31,220)**	**(5,126)**	**(15,401)**	(13,489)
Transfer between funds	8	76	(76)	-	-	-
NET MOVEMENT IN FUNDS AFTER TRANSFERS		21,021	(31,296)	(5,126)	(15,401)	(13,489)
BALANCES BROUGHT FORWARD AT 1 JANUARY 2025		**2,198**	**55,908**	**128,214**	**186,320**	199,809
TOTAL FUNDS AT 31st December 2025		**23,220**	**24,612**	**123,088**	**170,920**	186,320

BALANCE SHEET

	Note	2025	2024
		£	£
FIXED ASSETS			
Investments	5	149,121	155,875
		149,121	155,875
CURRENT ASSETS			
Debtors	6	1,910	4,554
Cash at bank and in hand		49,014	55,800
		50,923	60,354
CURRENT LIABILITIES			
Creditors: amounts falling due within one year	7	**19,124**	14,909
NET CURRENT ASSETS		**31,799**	**45,445**
Creditors: amounts falling due after more than 1 year one year	7a	**10,000**	**15,000**
NET ASSETS		**170,920**	**186,320**
FUNDS			
Unrestricted	9	23,220	2,198
Restricted	9	24,612	55,908
Endowment	9	123,088	128,214
		170,920	**186,320**

Approved by the Parochial Church Council on 17 MAY 2026

Eleanor Whalley

The Revd Eleanor Whalley (Chair)

Mark Campbell

Mark Campbell (Treasurer)

The ensuing notes form part of these accounts

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES

(a) Basis of preparation

The financial statements have been prepared under the historical cost convention. The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their own accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006, and UK Generally Accepted Accounting Practice.

Going Concern Basis

The trustees consider that the going concern basis is appropriate as they consider the reserves levels to be sufficient to ensure that the trustees can meet their financial obligations for the next 12 to 18 months and on the basis the entity is a going concern.

(b) Funds

Unrestricted funds represent the funds of the PCC that are not subject to any restrictions regarding their use and which are available for application on the general purposes of the PCC. Funds designated for a particular purpose by the PCC are also treated as funds which have been given for a particular purpose and which are therefore not available for the general purposes of the PCC, but only for this particular purpose.

(c) Income

Income from planned giving and collections are recognised as received. Income tax recoverable on covenants or gift aid donations is recognised when the related income is recognised. Grants and legacies are recognised when the amount falls due. Rents and investments income are recognised when receivable.

(d) Expenditure

Expenditure is recorded when payable, and where unpaid at the year end are included as creditors.

(e) Fixed Assets

Consecrated property is not included in accordance with s.10(2)(a) and (c) of the Charities Act 2011. Assets listed in the Church inventory, which require a faculty for disposal, are inalienable property and not included in the accounts. For inalienable property acquired prior to 2015 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since January 2015 will be capitalised and depreciated in the accounts over their currently anticipated useful economic life where the cost is deemed sufficiently material.

(f) Investments

Investments are stated at market value.

(g) Taxation

The charity is an exempt charity within the meaning of Schedule 3 of the Charities Act 2011 and is considered to pass tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK Corporation Tax purposes.

NOTES TO THE FINANCIAL STATEMENTS

2. INCOMING RESOURCES

	Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL FUNDS 2025	2024
a) Donations and legacies					
Pledged Giving:					
Offertory	37,269	-		37,269	29,887
Tax reclaimable	12,373	-		12,373	8,947
Collections	4,680	-		4,680	2,493
Contactless donations (incl in donations now)				-	
Donations, grants and legacies	28,354	3,068		31,422	14,965
				-	-
	82,676	**3,068**	**-**	**85,744**	**56,291**
b) Charitable activities					
Church activities:					
Wedding and funeral fees	17,222			17,222	14,589
	17,222	**-**	**-**	**17,222**	**14,589**
c) Other trading activities					
Fund raising events	4,473	1,151		5,624	7,538
	4,473	**1,151**	**-**	**5,624**	**7,538**
d) Investments					
Interest	1,688	3,528		5,216	4,319
Dividends				-	1,340
	1,688	**3,528**	**-**	**5,216**	**5,660**
e) Restoration Project					
Grants		129,282		**129,282**	63,713
	-	**129,282**	**-**	**129,282**	**63,713**
f) Other income					
Other	-			**-**	-
	-	**-**	**-**	**-**	**-**
TOTAL INCOMING RESOURCES	**106,059**	**137,029**	**-**	**243,088**	**147,791**

NOTES TO THE FINANCIAL STATEMENTS

3. EXPENDITURE

	Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL FUNDS 2025	2024
3a. Raising Funds					
Fundraising costs		50		50	318
200 Club prizes	475			475	475
	475	**50**	-	**525**	793

	Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL FUNDS 2025	2024
3b. Charitable activities					
Ministry Share	54,328			**54,328**	45,507
Vicar and curate allowances	1,473			**1,473**	2,120
Church utilities	3,806			**3,806**	5,418
Church Running Expenses	14,302	3,386		**17,688**	16,591
Wedding & Funeral Fees	8,360			**8,360**	5,587
Mission Giving	160			**160**	70
Junior church		3,581		**3,581**	605
Governance: Legal Fees & Accounts	2,209	4,491		**6,700**	848
				-	
	84,639	**11,458**	-	**96,097**	**76,745**
3c. Restoration Project					
Fees & work carried out		156,741		**156,741**	**87,017**
Loan repayment				-	-
	-	**156,741**	-	**156,741**	**87,017**

4. Trustee Expenses

NO PCC members claimed expenses

TOTAL RESOURCES EXPENDED	**85,114**	**168,249**	-	**253,363**	**164,555**

NOTES TO THE FINANCIAL STATEMENTS

5. Investments

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total
Value at 1st January 2024		**27,661**	**128,214**	**155,875**
Additions				**-**
Capital withdrawal		(5,000)	-	**(5,000)**
Interest and dividends		3,372		**3,372**
Revaluation gain/loss			(5,126)	**(5,126)**
Value at 31 December 2025 (TBA)	**-**	**26,033**	**123,088**	**149,121**
Invested in:				
CBF Investment Funds			123,088	123,088
CBF Deposit Funds		26,033		26,033
	-	**26,033**	**123,088**	**149,121**
Investments held by:				
General Fund			29,855	29,855
Fabric Fund			19,290	19,290
Sunday School Fund		6,052	31,411	37,463
Bells and Tower Maintenance Fund		19,981	42,532	62,513
	-	**26,033**	**123,088**	**149,121**

6. Debtors

	2025	2024
	£	£
Tax recoverable	1,458	1,236
Other Debtors & Prepayments	452	3,318
	1,910	4,554

7. Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade Creditors (Electricity, gas, insurance, etc)	2,384	924
Other Creditors & accruals	136	13,685
Project Related	16,305	-
Wedding Deposits	300	300
	19,124	14,909

7a. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Loan from Cambridgeshire Historic Churches Trust	10,000	15,000
	10,000	15,000

8. FUNDS

The movements on the funds are:

	Opening Balances at 01 Jan 25	Incoming Resources	Outgoing Resources	Transfers / Revaluations	Balances Carried Forward
Restricted funds					
Flower Fund	1,072	-	(96)		976
Sunday School Fund	9,129	1,319	(2,226)		8,222
Bell & Tower Fund	17,928	3,103			21,031
Fabric Fund	8,767	834	(6,727)	(61)	2,812
Youth Work Fund	280	-	(61)		219
Noticeboard & Communications Fund	493	-	-		493
Hymn Book Fund	97	-	-		97
Restoration Fund	16,258	-	(716)	(13,750)	1,792
Mothers Union	986	-	-	-	986
Project Management Fund	-	130,433	(157,112)	13,735	(12,944)
Jam Sandwich Club	900	1,340	(1,311)	-	930
	55,908	**137,028**	**(168,248)**	**(76)**	**24,612**
Unrestricted funds :					
General Fund	2,198	106,060	(85,114)	76	23,220
	2,198	**106,059**	**(85,114)**	**76**	**23,220**
Endowment Funds:					
General Fund	31,098			(1,243)	29,855
Sunday School Fund	32,719			(1,308)	31,411
Bells and Tower Fund	44,303			(1,771)	42,532
Fabric Fund	20,094			(803)	19,290
	128,214	**-**	**-**	**(5,126)**	**123,088**
	186,320	**243,087**	**(253,362)**	**(5,126)**	**170,920**

Restricted Funds consist of:

Flower Fund - donations and fundraising for the cost of flowers.

Sunday School Fund - donations and endowment fund income for the Sunday School**.**

Bells and Tower Fund - donations and endowment fund income for the maintenance and repair of the bells and tower.

Fabric Fund - donations and endowment fnd income for the upkeep and repair of the church fabric.

Youth Work Fund - Council Grant for youth work.

Jam Sandwich Club - grants received to fund a drop in session for families during school holidays.

Notice Board & Communications Fund - Grants received to allow church events to be publicised more widely.

Hymn Book Fund - donations for updating the hymn books and PA system.

Restoration Fund - donations made towards the costs of restoring the church building.

Project Management Fund - Donation received to support St Andrew's Church-based heritage-related project management activities.

National Churches Trust Fund - Grant received to support the efforts to combat the problem of roosting birds in the church roof.

Mothers Union Fund - donation made for helping families in need.

Endowment Funds Consist of:

General Fund - Cowell bequest the income from which can be used for general purposes and is taken directly to unrestricted income

Sunday School Fund - Peacock and Lyon bequests the income from which is to be used for the Sunday School and is each year included in the Sunday School restricted fund.

Bell and Tower Fund - Peacock bequest the income from which is to be used on the church bells and tower and is each year included in the Bells and Tower restricted fund.

Fabric Fund - Basil Slack Trust and Grace Norman bequest the income from which is to be used for the upkeep and repair of the church fabric and is each year included in the Fabric restricted fund.

9. BREAKDOWN OF NET ASSETS BY FUND:

	Unrestricted Funds	Restricted Funds	Endowment Fund	2025	2024
Investments	-	26,033	123,088	**149,121**	155,875
Current assets	24,130	4,883		**29,013**	59,271
Liabilities	(910)	(6,305)		**(7,215)**	(28,826)
	23,220	**24,612**	**123,088**	**170,920**	**186,320**

10. Trust Funds

The PCC acts as trustee for the Mrs Jill Clark and Train Explosion funds, with a value of £2087.08 and £740.09 respectively, which have charitable aims different to those of the PCC and are therefore not included in these accounts.

11. Estate of the late Diane Sue Wheeling

During 2024, the PCC received notification that St. Andrews Church, Soham, was named as one of the beneficaries of the state of Mrs Diane Wheeling. The estate was made up of UK and US assets, with the church being allocated 60% of the UK and USA assets; these are to be resticted for the use of repairs and maintenance of the building.

We are now reasonably confident that we will receive the USA assets during the course of 2026. The USA assets are investments made through two investment companies, Transamerica and Vanguard, and the value is estimated be be in the region of:

Vanguard: $1.18 million

Transamerica: $291k