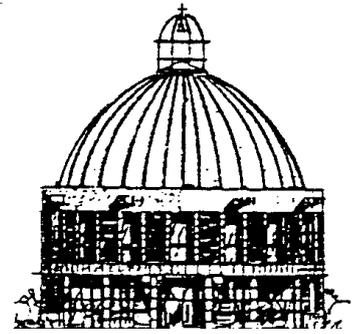


**ANNUAL REPORT AND ACCOUNTS FOR  
THE PAROCHIAL CHURCH COUNCIL OF  
THE ECCLESIASTICAL PARISH OF**

**ST ANNE'S BRONDESBURY  
AND HOLY TRINITY KILBURN**

**for the year ending 31 December 2025**

**Registered Charity 1207687**



<b>Contents</b>	<b>Page</b>
1. Trustees Report	1
2. Incumbent's Report	5
3. Deanery Synod	7
4. Electoral Roll	8
5. Financial report	8
6. Reserves policy	9
7. Young People	10
8. Queens Park Day	11
9. Tea and Chat	11
10. Safeguarding	12
11. Data protection and privacy	13
12. Responsibilities of Trustees	13
13. Approval	14
Report from the Independent Examiner	15
Financial statements	16

## **Trustees Report**

### **1.1 Objects of the charity**

The charity is responsible, in cooperation with the incumbent, for promoting in the ecclesiastical parish the whole mission of the Church be it pastoral, evangelistic, social or ecumenical. The Parochial Church Council (PCC) is also responsible for maintaining the Church and associated facilities in our building at 125 Salusbury Road LONDON NW6 6RG.

St Anne's is a parish church within the Diocese of London, part of the Church of England.

## 1.2 Vacancy in the Parish and Appointment of our new Parish Priest

Mother Christine Cargill, who had been our Vicar since 2013, left us at the end of 2024, returning home to Australia. During the first part of the year the Wardens, with support from the rest of the PCC and the congregation, continued the Worship and Mission of the Parish. Our Church attendances were maintained during the vacancy, with a full programme of services and events.

We were very grateful to the Bishop of Willesden, Archdeacon Catherine Pickford, the Area Dean and a large group of local clergy who provided cover for services during the vacancy period in the first half of 2025. We were particularly grateful to Bishop Lusa for leading our Christmas Services, and to Revd Nicky Sudworth who led our Easter services. We enjoyed the variety of approaches and preaching styles.

During January and February the PCC worked with the whole congregation and other stakeholders to develop a detailed parish profile, to support the recruitment of a new parish priest. The Bishop of Willesden (Bishop Lusa) and Archdeacon Catherine led the recruitment process, which led to six applications for the post.

After visits to the parish by the shortlisted candidates, and a full day of interviews in May, in which the PCC representatives

participated fully, Bishop Lusa invited Revd Pete Hopkins to be our new Priest in Charge. He was licenced by Bishop Lusa at a special licencing service on 15<sup>th</sup> July 2025, at the end of a vacancy period that lasted only seven months - a real achievement.

We welcome Revd Pete and his family to our parish, and are delighted in his pastoral leadership since his arrival.



### 1.3 Membership of Clergy and Church Council for 2025

Working together with the PCC and people of our parish we seek to promote the mission of the Church in the area, as we confidently share the love of Christ.

Clergy:

- The Revd Pete Hopkins (Priest in Charge) – since July 15<sup>th</sup> 2025 (*ex officio*)

Wardens:

- Richard Brindley (also PCC Secretary)
- Simon Judge (also Treasurer)

Deputy Warden:

- Alice Lyon (Safeguarding Officer)

Elected Members of the PCC:

1. Tim Collett
2. Maggie Gibbs
3. Michael Lyon
4. Martin Stopford
5. Bob Vickers (Electoral Roll officer)
6. Alice Lyon (Deputy Warden)
7. Rhona Christie
8. Karen Ngo (Deanery Synod Representative)
9. Filipa Pereria (\*)
10. Yemi Ogundimu (\*)

(\*) elected at the Annual Parochial Church meeting on May 11<sup>th</sup> 2025.

### 1.4 Conflicts of Interest

No conflicts of interest were recorded over the past year, and no office holders received financial payment for their services.

### 1.5 Property

A quinquennial inspection of St Anne's parish and community building was carried out by our newly appointed surveyor, Michael Swords RIBA ARB AABC MRAI, on 14<sup>th</sup> October 2025. The report concluded that the building was generally in good condition and well maintained. The report highlighted that *"the principal fabric is performing well, although the flat roof coverings to the link block are nearing the end of their serviceable life and will require planned renewal during this quinquennium. The GRP dome remains watertight, though detailing at its base should be improved to prevent continued efflorescence on the rotunda wall."*

The following maintenance issues were noted for the PCC:

- Roof repairs are the most pressing issue (as noted above)

- Electrical fittings (LED lighting, Kitchens) generally require updating throughout.
- Safety items (fire door closers, escape stairs) should be addressed promptly.
- Continued good housekeeping, especially clearing gutters, maintaining external areas, upgrading the lift car, and keeping escape routes clear, will avoid larger problems in the future.

The surveyor has presented his report to the Archdeacon and the PCC. The PCC accepted the report at its meeting on 15<sup>th</sup> January 2026 and noted the maintenance issues that will need to be addressed in the coming years.

During 2024 we negotiated a new seven year lease with Rainbow Montessori nursery, our major tenants in the building. Sadly Rainbow were placed into voluntary liquidation in July 2025, and ceased operating shortly thereafter. In short order, following a competitive bidding process which secured a number of viable tenants, we were able to negotiate a new lease with Owl Daycare, a local nursery provider. This was signed in October 2025, at an increased and market tested rent. Owls Daycare have since redecorated and re-fitted the nursery space, and secured the necessary Ofsted approvals, and started their nursery operations at St Anne's in January 2026.

As well as regular maintenance and cleaning, the following key property issues were dealt with during 2025:

- Further upgrading of our Wi-Fi network, with installation of fibre broadband
- New outdoor storage shed installed
- Repairs of roof, toilet and radiator leaks

### **1.6 Standing Committee**

This is the only committee required by law. It has the power to transact the business of the PCC between meetings, subject to directions given by the Council. Members were Revd Pete Hopkins, Simon Judge, Richard Brindley. It did not meet in 2025.

### **1.7 Church Attendance**

The usual Sunday morning attendance averaged throughout the year was 29 adults and 8 children, growing to 34 adults and 13 children by the end of the year. This includes about 60 regular attenders over a 3-4 week cycle; and about 75 who have attended more than once in the past year. Our Sunday school attracts an average of 7 children during term time. 345 adults and school children attended our special services during Advent and Christmas 2025.

## **1.8 PCC Meetings**

The PCC met on seven occasions during 2025, including a special meeting with the Archdeacon on 9<sup>th</sup> December. Main agenda items included:

- recruitment of a new incumbent, and preparing a parish profile to support that process;
- managing the parish during the vacancy;
- renewing the licences for our building users;
- agreeing a new lease for the nursery (see above);
- reviewing the finances, accounts and key policies of the Parish
- agreeing our contribution to the Diocesan Common Fund;
- meeting our legal obligations (Safeguarding, GDPR, Fire Safety and Risk Assessment); and
- reviewing our relationship with the neighbouring parish of Christ Church Brondesbury.

## **1.9 Triennial Visitation**

The Triennial visitation of the Parish took place with the Area Dean on 21st May 2025. The Parish passed this inspection of our administrative procedures and records. It was agreed that work could be done on improving our safeguarding procedures and disaster planning.

## **1.10 Conclusion**

St Anne's responded to many changes in 2025. We have much to look forward to in 2026, as an active part of our local community.

## **2. Incumbent's report**

I'll kick off by saying that 2025 was a great year for me and my family and from the time I've spent here it seems as if it was a year that brought many good things to our St Anne's Church Community as well. Before we jump into the year I just want to say a huge thank you to everyone at St Anne's for making me and my family so welcome. Thank you for receiving us, thank you for supporting us and thank you for praying for us. We feel really blessed to be here and we have felt God's presence throughout the process of arriving and settling in. We really are grateful to God and grateful to you all.

I wasn't here for the first part of the year but I'll just say a little bit about it based on what I have learned since I arrived.

I know from my conversations with parishioners that it was not easy to say goodbye to Mother Christine at the end of 2024. She had served faithfully here for many years and I personally am indebted to her for the culture of love, compassion and discipleship that she fostered during her time of wholehearted ministry here. At the same time I gather that she was well supported in her decision to return to Australia to be closer to her family. Let us continue to pray that God will richly bless her in every area of life including her ministry.

I also feel indebted to the Wardens, covering clergy and the whole of the St Anne's community for holding everything so well during the period of vacancy. These periods are always challenging but from the various conversations I've had it seems that it was a period of continued spiritual growth as the church pulled together. This was especially evident from the parish profile that was created. I was personally really encouraged by both the collaborative and visionary aspects of the profile, it certainly helped me a lot in my own discernment.

It really is wonderful that worship was able to continue so consistently through the period of vacancy and now at the end of the year I feel it's important to acknowledge all the effort that went into making that happen. So a huge thank you to everyone who went above and beyond to carry the church through the first half of the year.

After a rigorous process of recruitment and discernment Bishop Lusa, with the support of a panel, asked me if I would take on the role of Priest in Charge of St Anne's and I was overjoyed to accept. I was then licenced on the 15th of July. My family and I spent the summer gradually getting to know people as they came back from their holidays and travels. We also got settled bit by bit into the vicarage. We were really blessed and encouraged by the warm welcome that we received from everyone.

The autumn term was busy as usual. As a church we had some great events and extra activities. Queens Park Day was a huge success despite bad weather. We had a great celebration for the Harvest Festival. All Souls, Armistice Day and Remembrance Sunday were all marked by services which were prayerful and well attended. These events were all good opportunities to connect with the local community and to welcome people into the church, for example our local police officers that attended on Remembrance Sunday.

The autumn term also brought with it opportunities to engage more with our local interfaith network. Along with some other local clergy I was able to attend a wonderful event marking the International day of Peace at the Al-Khoei Islamic Centre. Then in November we ran an interfaith event in partnership with Yoga in Daily Life. We were able to make the most of Swami Avatar Puri Ji's visit to the London Yoga in Daily Life community and host his first international lecture, welcoming guests from our local interfaith network.

We finished the year with some brilliant events and celebrations during the seasons of Advent and Christmas. Some of the highlights were: our trip to the Advent Carol Service at St Paul's Cathedral, Beer and Carols at the Wolfpack, Christmas tea and chat, our Wreathmaking Workshop, Family Carol Singing sessions, hosting Christ Church school for their Christmas Service. Of course we had some fantastic Christmas services too. Our Carol Service with Queens Park Singers and our Christmas Eve Crib service were especially beautiful and well attended.

On top of all this, throughout the year we've managed to keep our rhythms of prayer and community life going with Morning Prayer every week, Bible Study every fortnight, tea and chat every month and regular donations being sent to Laurence's Larder. All in addition to our weekly Parish Eucharist. We have so much to be thankful for.

All in all a great year and we've had so many people contribute in so many ways. A huge thank you to everyone who has given financially and also those who have given time and effort to keep our rhythms of worship, prayer and community going.

Looking forward to 2026, we will continue with everything that's working and also try to create a bit more space for creativity, especially for our young musicians and artists. We'll also try to create some space for people who want to explore faith, either rediscovering their Christian faith or even discovering it for the first time. We will also look for opportunities to engage with our local community and interfaith network. I'm very excited to see how the Spirit leads us in the coming year.

*Revd Pete Hopkins*

### **3. Deanery Synod Report**

Brent Deanery is the group of Anglican churches in the borough of Brent. There are 22 churches covering each local community in the borough; St Anne's currently has two lay vacancies on the Synod.

In 2025, there were two meetings:

- June 2025, St Mark's Church, Kensal Rise NW10. *Topic: Volunteer safety and a brief introduction to Martyn's Law.* Nicky, Events and Community Relations Manager for SAFE Programme (part of Community Security Trust) SAFE shared the Community Security Trust's (CST's) security knowledge with groups outside the Jewish community that are vulnerable to violence, extremism or hate crime and gave a brief introduction to Martyn's Law. This talk was attended by Karen Ngo, Richard Brindley and Filipa Pereira from St Anne's.

- October 2025, St Gabriel's Church, Cricklewood NW2. *Topic: Acquired Brain Injury: Awareness, Impact, and Community Support.* Dr Laura Boubert: University of Westminster covered some basic background on the causes of brain injuries, their impact on cognition and everyday life, and the practical ways that we can support a brain injury survivor and their families and friends in everyday life. A condition that affects about 1 every 90 and about 12% of adult population.

Yemi Ogundimu will be St Anne's Deanery Synod Representative from 2026.

#### 4. Electoral Roll

A new Electoral Roll was prepared in time for the APCM in May 2005, and there are now 60 people on the roll.

We used a new online form to simplify the process, as well as the more traditional paper form. Both routes also seek consent to store email addresses and phone numbers of members of the congregation, and use them to send out relevant communications.

#### 5. Financial Report

As in recent years, the accounts cover the entire range of activities that the PCC is responsible for. (Until 31 December 2022, the income and expenditure relating to the building were the responsibility of the Joint Council, part of the Local Ecumenical Partnership with St Andrew's United Reformed Church).

The income and expenditure statement (page 16) splits transactions into four categories:

- The General Fund**, which (as previously) covers our "normal" transactions: donations including gift aid tax relief - row A1, fundraising, Common Fund payments - row B5;
- The Building Operations Fund** which covers the rental income generated by the building - rows A2 and A3, the running costs and maintenance costs for the building - rows B1 and B3, and the parish administrator (row B2).
- The Building Repair Fund** to hold funds for major repairs and improvements - row B4. No such costs were incurred this year.
- A Restricted Fund** that is used to hold grant income from the Willesden Consolidated Charities, that can only be spent on particular activities.

We changed our independent examiner in 2024, to Stewardship Services (UKET) Limited, and as part of this change the PCC resolved to prepare their accounts on the "receipts and payments" basis, which is much simpler than a full "accruals" set of accounts (see note 1a, 1e). The comparative figures for 2024 are the same as those

published a year ago (apart from two small adjustments, mentioned in notes 5 & 8).

The operating surplus/(deficit) for each of the funds is shown at row C, which shows the building operations fund continues to generate a healthy surplus each year. This was larger than expected this year, as the surplus of £41,111 includes a £11,250 deposit from our new nursery tenants, which is held in a separate deposit account and cannot be used for other purposes. Nearly all of the remaining surplus was transferred out (row D), and used to support the General Fund (£20,000) and to further build up the Building Repair Fund (£9,000).

The overall operating surplus of £19,275 (row C) is a significant improvement on 2024, although as noted above some £11,250 of this relates to the nursery deposit, so the “real” or underlying surplus was approximately £8,000. The main changes compared to 2024 are:

- A reduction on congregational giving, possibly due to the vacancy and associated changes in the congregation. We will need a further campaign to increase giving in 2026.
- An increase in rent paid by the nursery, following the signing of a new lease during 2025
- Growth in other lettings, in large part thanks to the work of our administrator, Tash Ockrent
- Tight control of costs relating to the building
- An increase in our Common Fund payments to £50,000, as we strive to get closer to the full cost of providing clergy and their housing in the parish (£100,000 in 2025).

The PCC has set a breakeven budget for 2026, and as part of this has committed to increase our Common Fund payment to £55,000. A continued focus on building income streams and controlling operating costs will be necessary, if we are to deliver this.

The report from our Independent examiner, Stewardship Services (UKET) Limited, is at page 15.

## **6. Reserves policy**

At the end of 2025, our overall cash balances were around £62,000 – row G, held in a variety of bank accounts. Net assets (row U) have increased slightly during the year, and now stand at nearly £53,000. Looking to the future, we plan over the next few years to increase the size of the Building Repair Fund, currently at £35,436 at the end of 2025, to approximately £50,000, so that we are prepared for any major or unexpected costs that may affect us in the future (for example the items mentioned in the Quinquennial Survey). We also seek to hold £10,000 in General fund balances,

to deal with cash flow issues and enable us to respond to unexpected short term shocks.

In deploying future operating surpluses from the building, we need to strike a balance between increasing our Common Fund contribution and building up the Building Repair reserve. We will therefore keep this reserves policy under review.

## **7. Ministry with Young People**

Sunday school has continued to run as usual during the interregnum with the same five core families and an age of children & young people ranging from 1 – 15yrs. Numbers have ranged from 3 – 9 youngsters in attendance weekly but most attendance is very regular. We have three established Sunday school teachers, Alice, Filipa and Ruth. Sessions have followed an informal routine in which one or more of the readings from the liturgy are read and reflected on (at greater or lesser depth depending on the ages of youngsters attending). The group then undertake a creative activity related to the theme and present back their learning to the congregation during the notices. The Sunday school continue to take part in leading worship – regularly leading intercessions and in some cases joining the reading rota. Some youngsters also attend Morning Prayer (either in person or on-line). The Sunday school took an active part in preparing the parish profile and defining the preferred characteristics of a new parish priest. This included someone who was accessible and engaging to Christians in their age group but also respectful of their perspectives. Their views were fully represented in the process and they took an active part in welcoming Revd Pete at his induction service.

Since Pete's arrival, Sunday school activities have diversified, and his own children have joined the group. We have endeavoured to make one Sunday a month more inclusive for the youngsters and these have coincided with Harvest, Remembrance and Christmas. It was lovely to re-instate the annual Nativity play (albeit in a flexible format!) and as ever the older young people provide a very positive and engaged group which is supportive of the increasing number of much younger children. On both all age services we have benefitted from musical input from Bill, Natasha and Steve, and an informal music group has played during the service. During December Pete also launched a relaxed family carol session to draw in a wider clientele. During the Autumn term there were a number of Sundays when we had up to fifteen children in church on Sunday which was great to see – though this also presents greater challenges to our safeguarding procedures (see section below).

Given the very small numbers of Sunday school leaders we've simply trialled a few strategies to manage the challenge of a larger group with a larger number of very small children. This has included dividing the downstairs time between 'circle time' when we discuss the story & theme as well as saying a prayer together and then time spent on an activity. This enables us to make the most of a single leader who is more confident to orchestrate this session plus a helper in attendance. Two adults gives the possibility of two activity groups pitched at different levels after a brief period of

focus. Currently the second adult has been able to be a parent / grandparent. The next step for us will be for us to formalise a wider group of Sunday school helpers and also grow new leadership - the ideal being to have two separate age groups. All in all this is a good problem to have and a source of rejoicing that our church family continues to grow in numbers and demands.

## 8. Queens Park Day

Queens Park Day was a great success this year. Revd Pete noted that it was his first time and he was very impressed to experience such a wonderful event for the local community. The weather wasn't brilliant, but we made the best of it and had a good time despite the rain. He was also amazed by the amount of books, clothes and bric-a-brac that we managed to gather in a short space of time. Not to mention all of the amazing savoury food, cakes and candy apples that appeared on the day!

The day went well and we managed to speak to lots of local people as well as fundraising a very decent amount. We raised £1,850 on the day which is pretty good in comparison with previous years and also pretty good considering the fact we had to pack up early when the rain really started to pour.

So, once again a huge thank you to everyone involved. It was, as ever, a huge joint effort. Thank you to those who donated, sorted donations, those who set up and packed down, those who helped keep the stall running, and thank you to everyone who cooked, baked and provided the goodies we had on the day.

Please pray for the future of Queens Park Day. At the moment its future is uncertain thanks to the City of London Corporation who own and run Queen's Park. All those involved are hoping that Queens Park Day will continue although things are a bit up in the air and it may not be the same as it has been in previous years. If you would like to know more about this Richard Brindley is keeping up to date with recent developments. Let's pray that it does continue and especially that it continues to be an opportunity for us to engage with our local community.

## 9. Tea and Chat

Tea & Chat is an important social event in the community life of St. Anne's. It aims to provide a warm, safe and welcoming environment for local people to meet others. Refreshments are provided such as cakes, biscuits, fruit etc. and attendees usually bring additional items. There is lots of lively chat; topics include



reminiscences about the area in times past, topical issues and people's health.

Tea & Chat is run by two teams of DBS-checked volunteers who take it in turns to manage the sessions held in the rotunda between 2-4pm on the second Friday of each month. We contact the regulars in advance and usually about eight to ten men and women (age unknown but probably 65+) come, with occasional newcomers who are welcomed. Rev Pete joins in with his family, when possible, which has helped people to get to know their new priest.

The Christmas meeting was particularly lively as we discovered that Rev Pete is multi-talented playing the guitar and singing. Lots of fun was had by us all - singing carols and enjoying Christmas festivities below.

As the interregnum approached at the end of 2024, there was concern that Tea & Chat could not be continued. However, twelve months on, we are delighted that it is thriving. The current volunteers can manage a monthly meeting fairly easily and are happy to continue. We know that regulars would prefer a weekly group but that would not be possible for the current team. It's lovely to have regular attenders but it would also be good to encourage some new people to join.

## **10. Safeguarding**

The period between incumbents gave us opportunity to look in the eye a number of areas which we had relied on our previous incumbent to manage for us. This included the area of Safeguarding and Risk Assessment. It also provided opportunity for the PCC to bring itself up to speed with new systems which the Diocese has put in place and ensure that these are used effectively without any one person being overwhelmed by the processes. Simon has continued to manage the DBS process and the access to safeguarding training to ensure that this is up to date.

The first two steps taken have been to update the Safeguarding policy, readopt this and ensure it is appropriately displayed in a high-profile way on the website.

Secondly, we have undertaken checks to ensure that the building users recognise their own responsibilities to abide by our overarching policy as well as undertaking appropriate checks specific to the activities which they run.

It was also recognised that there was a lack of clarity over the recording of incidents, formal reporting to the PCC and use of the standard audit tool, though it has been the case that safeguarding has been a regular item at PCC meetings and no Safeguarding incidents have been reported. In the interim, ahead of Revd Pete taking up his post, the recommended paperwork was presented to the PCC should it be required. It has also been flagged to the PCC that the numbers of children and young people and the scarcity of Sunday School helpers presents a particular risk. In

addition to this it has been formally noted that it would be more desirable for co-ordination of the Sunday school and Safeguarding to be led by different individuals. Revd Pete has therefore helped set up a Safeguarding group (Karen / Filipa / Ruth / Alice) which has reviewed the principal risks implicit in the growth of the Sunday school and agreed interim strategies. Safeguarding Sunday was celebrated and the children themselves were introduced to the idea of being a 'Safe church' in which their voices would be heard. The cartoon character of 'Rory' now remains a fixture of the Sunday school circle time and there are some clear rules for safe conduct which are also regularly revisited. The further work to be done is to ensure rules on supervision of young people in the building are maintained, that specific areas are kept out of bounds, and to deliver parallel training for the main congregation.

Considering the PCC's overall obligations to safeguard children and vulnerable adults, the members of the PCC confirm that they have complied with their duties under section 5 of the Safeguarding and Clergy Discipline Measure 2016.

## **11. Data protection and privacy**

In 2020 the PCC re-approved two policies to be compliant with data protection requirements; one for post holders and one for non-post holders. All members of the congregation were invited to complete a consent form, and a further consent was added to the Electoral Roll form. This process was repeated with the creation of the new Electoral Roll in 2025.

There were no reported data protection breaches in 2025. Data protection is an agenda item of every PCC.

## **12. Responsibilities of Trustees**

We are very grateful to all members of the PCC for their contributions during the year, and for writing the relevant parts of the Annual Report above.

Charity law requires the PCC to prepare financial statements for each accounting year, which record the receipts and payments of the charity for the year.

The PCC is also responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity, and enable us to ensure that the financial statements comply with the Charities Act 2011.

We also have a responsibility to safeguard the assets of the charity and to take reasonable steps to prevent fraud, error, or any other irregularities. In furtherance of this, we have an agreed financial controls policy.

Finally, in planning our activities the Trustees have had regard to the guidance on public benefit issued by the Charity Commission.

### 13. Approval

This report was approved by the Trustees, and signed on their behalf by:

P. Hopkins

P. Hopkins (Mar 20, 2026 09:27:22 GMT)

Mar 20, 2026

Revd Pete Hopkins, Priest in Charge

Richard Brindley

Richard Brindley (Mar 20, 2026 07:43:04 GMT)

Simon Judge

Simon Judge (Mar 19, 2026 21:24:02 GMT)

Richard Brindley and Simon Judge, Churchwardens

Parish website: [st-annes-brondesbury.org.uk](http://st-annes-brondesbury.org.uk)

Contact details: [parish@st-annes-brondesbury.org.uk](mailto:parish@st-annes-brondesbury.org.uk)

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF

### THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE'S BRONDESBURY AND HOLY TRINITY KILBURN

I report to the trustees on my examination of the accounts of the Ecclesiastical Parish of St Anne's Brondesbury and Holy Trinity Kilburn ('the charity') for the year ended 31 December 2025 on pages 16 to 18 following.

#### **Responsibilities and basis of report**

As the trustees of the charity, the members of the PCC are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 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 2011 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 accordance with section 130 of the 2011 Act; or
2. the accounts do not accord with the accounting records.

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

  
Nick Spear (Mar 20, 2026 10:07:34 GMT)

Nick Spear ACCA  
Stewardship  
1 Lamb's Passage  
LONDON  
EC1Y 8AB

Date: Mar 20, 2026

STATEMENT OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDING 31 DECEMBER 2025

	Note	Unrestricted funds			Restricted funds	Total funds 2025	Total funds 2024 (See Notes 1f and 2)
		General Fund	Building Operations Fund	Building Repairs Fund			
<b>RECEIPTS</b>							
A1 Donations	3	33,664			33,664	33,664	39,513
A2 Lettings - nursery rental			39,312		39,312	39,312	26,796
Lettings - nursery deposit			11,250		11,250	11,250	
A3 Lettings - others			41,254		41,254	41,254	38,652
A4 Investments		870	29		899	899	1,132
A5 Income from charitable activities	4	2,148			2,148	2,148	3,265
A6 Other income	5	270			270	450	7,828
<b>A TOTAL RECEIPTS</b>		<b>36,952</b>	<b>91,845</b>	<b>-</b>	<b>128,797</b>	<b>450</b>	<b>129,247</b>
<b>PAYMENTS</b>							
B1 Building running costs	6		(37,410)		(37,410)	(37,410)	(32,062)
B2 Office administrator			(9,378)		(9,378)	(9,378)	(9,610)
B3 Building maintenance			(3,946)		(3,946)	(3,946)	(10,254)
B4 Major repairs				-	-	-	-
B5 Common fund		(50,000)			(50,000)	(50,000)	(45,000)
B6 Other charitable activity	7	(5,176)			(5,176)	(5,176)	(4,060)
B6a Grants made						(607)	(1,238)
B7 Other expenditure	8	(3,455)			(3,455)	(3,455)	(9,552)
<b>B TOTAL (PAYMENTS)</b>		<b>(58,631)</b>	<b>(50,734)</b>	<b>-</b>	<b>(109,365)</b>	<b>(607)</b>	<b>(109,972)</b>
<b>C OPERATING SURPLUS / (DEFICIT) (A + B)</b>		<b>(21,679)</b>	<b>41,111</b>	<b>-</b>	<b>19,432</b>	<b>(157)</b>	<b>19,275</b>
<b>D Transfers between funds: to / (from)</b>	1d	20,000	(29,000)	9,000	-	-	-
<b>E NET INCREASE/(DECREASE) IN CASH (C + D)</b>		(1,679)	12,111	9,000	19,432	(157)	19,275
<b>F CASH BROUGHT FORWARD 1/1/2025</b>		12,764	2,266	26,436	41,465	1,476	42,941
<b>G CASH CARRIED FORWARD 31/12/2025</b>	R	<b>11,085</b>	<b>14,377</b>	<b>35,436</b>	<b>60,897</b>	<b>1,319</b>	<b>62,216</b>

STATEMENT OF ASSETS AND LIABILITIES FOR THE YEAR ENDING 31 DECEMBER 2025

		Unrestrict ed Funds	Restricted funds	Total 31/12/25	Total 31/12/24
<b>R CASH FUNDS</b>					
Handelsbanken current account (closed November 2025)				-	11,200
HSBC current account		5,116	824	5,940	12,614
HSBC deposit accounts		25,005		25,005	-
CCLA/CBF deposit account		19,499	494	19,993	19,127
HSBC Nursery rental deposit account		11,279		11,279	
<b>TOTAL (equals row G above)</b>		<b>60,897</b>	<b>1,319</b>	<b>62,216</b>	<b>42,941</b>
<b>S OTHER MONETARY ASSETS</b>	1e, 9		2,476	2,476	6,634
<b>T OTHER MONETARY LIABILITIES (PAYABLES)</b>	1f,10		(12,119)	(12,119)	(780)
<b>U NET ASSETS (R + S + T)</b>		<b>51,254</b>	<b>1,319</b>	<b>52,573</b>	<b>48,795</b>

P. Hopkins  
P. Hopkins (Mar 20, 2026 09:27:22 GMT)

Mar 20, 2026

Revd Pete Hopkins, Incumbent

Simon Judge  
Simon Judge (Mar 19, 2026 21:24:02 GMT)

Richard Brindley  
Richard Brindley (Mar 20, 2026 07:43:04 GMT)

Simon Judge, Churchwarden and Treasurer

Richard Brindley, Churchwarden

**Note 1 - Accounting Policies**

1a) These accounts have been compiled on the **receipts and payments** basis. They comprise a statement that shows the charity's cash receipts and payments, a statement of our assets and liabilities, and related notes. As these accounts have not been prepared in accordance with the Charity SORP (the relevant accounting standard), they do not (and cannot) present a "true and fair" view of our financial activities.

1b) The **Unrestricted funds** of the charity comprise the following:

\* a **General Fund** which is used for the core church related activities of the charity, in particular congregational giving and our contribution to the Diocesan Common Fund to help pay for the cost of providing clergy, their housing, and other support services across the diocese (more information at <https://www.london.anglican.org/church-and-parish-support/finance/common-fund/>).

\* a **Building operations fund** which is used for the day to day management of the building, in particular our rental income and operating costs.

\* a **Building repairs fund** which is used to fund major repairs to the building, as and when they arise.

1c) In addition we operate a **Restricted Fund** to hold donations, principally from Willesden Consolidated Charities, to be used in accordance with the specific restrictions imposed by donors.

1d) The PCC has agreed the **transfers** shown between the designated funds (£20,000 from Building Operations to General, and £9,000 from Building Operations to build up the Repair fund).

1e) The **receivables** shown in **row S** are listed in note 9. This figure includes, at the end of the previous year, a substantial backlog of rent due from the Rainbow Montessorri Nursery, built up over a number of years. At the time of preparation of the accounts for 2024, this amount was expected to be paid to us during 2025. In the event Rainbow Montessorri Nurseries was placed in voluntary liquidation in July 2025, and have now vacated the premises. We are seeking to recover the sums owed from the liquidator, but do not expect to receive any significant amount. This receivable has therefore been written off in 2025.

1f) The **payables** shown at **row T** above and note 10 below mainly relates to the nursery lease that we subsequently signed in October 2025 with Owl Daycare, the new tenants for the nursery space. As part of that lease we hold a deposit of £11,250. This is held in a separate bank deposit account and will be due to the tenant (with accrued interest, £29 so far) at the end of the lease, subject to them complying with various terms in the lease and handing back the property in good condition. This row also includes the fee due in respect of 2025 to our Independent Examiner.

1g) **Revd. Pete Hopkins** (who is a clergy member of the PCC) receives a stipend from the Diocese; the cost of this stipend is not included as a payroll cost, however, it should be noted that some of the Common fund payment is used to help pay the stipends. Revd. Pete Hopkins was also provided with accommodation (which is customary for clergy), and incurred expenses whilst serving as clergy, and these costs are disclosed in note 7.

**Note 2: Prior year receipts and payments**

	Note	Unrestricted funds			Restricted funds	Total funds 2024
		General Fund	Building Operations Fund	Building Repairs Fund		
<b>RECEIPTS</b>						
A1 Donations	3	39,513			39,513	39,513
A2 Lettings - nursery			26,796		26,796	26,796
A3 Lettings - others			38,652		38,652	38,652
A4 Investments		1,132			1,132	1,132
A5 Income from charitable activities	4	3,265			3,265	3,265
A6 Other income	5	6,808			6,808	7,828
A6a Insurance claim				-	-	-
<b>TOTAL RECEIPTS</b>		<b>50,718</b>	<b>65,448</b>	<b>-</b>	<b>116,166</b>	<b>1,020</b>
<b>PAYMENTS</b>						
B1 Building running costs	6		(32,062)		(32,062)	(32,062)
B2 Office administrator			(9,610)		(9,610)	(9,610)
B3 Building maintenance			(10,254)		(10,254)	(10,254)
B4 Major repairs	1c			-	-	-
B5 Common fund		(45,000)			(45,000)	(45,000)
B6 Other charitable activity	7	(4,060)			(4,060)	(4,060)
B6a Grants made					-	(1,238)
B7 Other expenditure	8	(9,552)			(9,552)	(9,552)
<b>TOTAL (PAYMENTS)</b>		<b>(58,612)</b>	<b>(51,926)</b>	<b>-</b>	<b>(110,538)</b>	<b>(1,238)</b>
<b>C OPERATING SURPLUS / (DEFICIT) (A + B)</b>		<b>(7,894)</b>	<b>13,522</b>	<b>-</b>	<b>5,628</b>	<b>(218)</b>
<b>D Transfers between funds: to / (from)</b>	1e	8,000	(16,000)	8,000	-	-
<b>E NET INCREASE/(DECREASE) IN CASH (C + D)</b>		106	(2,478)	8,000	5,628	(218)
<b>F CASH BROUGHT FORWARD 1/1/2024</b>		12,658	4,744	18,436	35,837	1,693
<b>G CASH CARRIED FORWARD 31/12/2024</b>	R	<b>12,764</b>	<b>2,266</b>	<b>26,436</b>	<b>41,465</b>	<b>1,476</b>

<b>Note 3 - Donations received</b>	2025	2024
Donations by bank transfer	23,022	25,773
Donations - envelopes	400	570
Donations: loose plate collections	1,806	4,109
Donations: gift days	35	64
Grants/donations/appeals	2,012	1,587
Gift aid tax reclaimed	6,390	7,410
<b>Total</b>	<u>33,664</u>	<u>39,513</u>
<b>Note 4 - Income from charitable activities</b>		
My moves donations	-	669
Queens Park Day	1,853	1,665
Fundraising - other	295	931
<b>Total</b>	<u>2,148</u>	<u>3,265</u>
<b>Note 5 - Other income</b>		
Wedding and Funeral Fees (restated for 2024)	-	36
Banns Fees (restated for 2024)	270	324
Sundry income	-	1,448
Short term loan from a Trustee	-	5,000
<b>Total</b>	<u>270</u>	<u>6,808</u>
<i>Note: the first two rows have been restated for the prior year, when £324 of Banns fees had been incorrectly included within Wedding fees.</i>		
<b>Note 6 - Building running costs</b>		
Insurance premium	(2,241)	(2,143)
Telephone	(407)	(779)
IT supplies	-	(164)
IT services	(3,368)	(2,663)
Cleaning	(10,873)	(9,465)
Gardening	-	(530)
Electricity	(4,399)	(3,819)
Gas	(3,091)	(3,188)
Water and sewerage	(1,071)	(756)
General administrative costs	(3,094)	(2,740)
Organ and piano tuning	(530)	-
Service contracts	(8,335)	(5,816)
<b>Total</b>	<u>(37,410)</u>	<u>(32,062)</u>
<b>Note 7 - Other charitable activity</b>		
Sacristry consumables	(208)	(815)
Organist and pianist	(770)	(1,050)
Parish mission	(2,101)	(982)
Parish Education	(179)	(144)
Vicar expenses	(1,389)	(712)
Vicarage expenses	(529)	(357)
<b>Total</b>	<u>(5,176)</u>	<u>(4,060)</u>
<b>Note 8 - Other costs</b>		
Legal and other fees for nursery lease	(2,496)	(3,394)
Professional fees	-	-
Bank charges	(64)	(91)
Sumup transaction charges	(46)	(67)
Sequestration costs (net of payment from LDF)	(69)	-
Repayment of short term loan from a Trustee	-	(5,000)
Independent examiner fee	(780)	(1,000)
<b>Total</b>	<u>(3,455)</u>	<u>(9,552)</u>
<i>Note: Bank and sumup fees were shown under a separate heading in the prior year.</i>		
<b>Note 9 - Other monetary assets</b>		
Rent due from Rainbow Montessori (See note 1f)		4,379
Donations due from Parish Giving Scheme (PGS)	300	
Gift aid tax relief, due from PGS and HMRC	2,176	2,255
	<u>2,476</u>	<u>6,634</u>
<b>Note 10 - Other monetary liabilities</b>		
Rental deposit from Owl Daycare, incl. accrued interest	(11,279)	
Independent examiner fee	(840)	(780)
	<u>(12,119)</u>	<u>(780)</u>