

ANNUAL REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025
FOR
PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF
HOLY TRINITY EAST HAM

The East Ham Team



transforming lives

www.easthamparish.org.uk

Calculus Assurance Services
Chartered Accountants and Statutory Auditor
5 Priory Road
Loughton
Essex
IG10 1AF

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

CONTENTS OF THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2025

Page

Reference and administrative information 1 to 2 Report of the Trustees 3 to 12

Independent Auditors Report 13 to 14

Statement of Financial Activities 15 Balance Sheet 16 Notes to the Financial

Statements 17 to 23 Detailed Statement of Financial Activities 24 to 25

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

REFERENCE AND ADMINISTRATIVE INFORMATION

The Parochial Church Council of the Ecclesiastical Parish of the Holy Trinity, East Ham is a charity registered with the Charity Commission for England and Wales.

Charity Registration number: 1127847

There are 3 active churches in the Parish:

St Bartholomew's Church and Centre, 292b Barking Road, London E6 3BA

St Edmund, Forest Gate, 464 Katherine Road, London E7 8NP

St Mary Magdalene 1 Norman Road London E6 6HN

The Church is also responsible for the building at:

St Albans Church and Christian Centre, 157a Wakefield Street London E6 1LG. This was routinely used in the working week on a long-term basis by a long-term hire, Senators Day Nursery up to 15 August 2025. Since then the building has been empty whilst a lease is negotiated with a new tenant, Cutie Pie Nursery.

The Parish of Holy Trinity East Ham is part of the Diocese of Chelmsford in the Church of England. The correspondence address is: The Parish Office, St Bartholomew's Church and Centre, 292b Barking Road London E6 3BA.

Website: <http://easthamparish.org.uk>

Principal address St Barts Church & Centre

292b Barking Road
East Ham
London
E6 3BA

For the period 1st January 2025 until the date this report was approved, the following served as members of the PCC:

Team Rector Revd. Dr Sue Lucas (*Chair*) (until 16/02/2025)

Team Vicar Revd Paul Gurnham

Acting Team Rector Revd Paul Gurnham (Chair from 17/02/2025)

Associate Clergy Revd Canon Ann Easter

Bishop Saulo Barros
Revd Professor Sandra Eldridge
Revd John King
Revd Katherine Ward

Parish Wardens Mrs Christine Bence (from APM 2024)

Mrs Molara Tarigha (from APM 2024)
Mrs Hazel Thomas (from APM 2024)

Deanery Synod Representatives Canon Shirley Biro

Mrs Molara Tarigha
Ms Hazel Thomas
Mr Neil Askey

Pastoral Assistants Mrs Molara Tarigha

Mrs Shirley Biro
27/09/2023) Mrs Sarah Namatovu

Elected Members

From APCM 2024 to APCM 2025

Mr Andrew Biro (treasurer)

Mrs June Bassenger (elected at PCC

Mr Balu Santhosham
Mrs Grace Santhosham

Page 1

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

REFERENCE AND ADMINISTRATIVE INFORMATION (continued)

Revd Dr Susan Lucas was appointed Team Rector, Revd Paul Gurnham was appointed Team Vicar by the Lord Bishop of Chelmsford and Bishop Saulo Barros and Revd Katherine Ward were appointed Associate Ministers, by the Lord Bishop of Chelmsford. Revd Professor Sandra Eldridge and Revd Canon Ann Easter both hold the Bishop's Permission to Officiate. Revd John King completed his title in the parish in 2024 and was appointed an Associate Minister in the parish by the Lord Bishop of Chelmsford. They are all ex-officio members of the PCC.

The PCC has one sub-committee, the statutory sub-committee of the Standing Committee, which consists of the Team Rector, Team Vicar, Parish and Church Wardens and Parish Treasurer. The Standing Committee is able to transact the business of the PCC between PCC meetings and supports the Team Rector in setting the PCC agenda.

The Chelmsford Diocesan Board of Finance acted as Custodian Trustee for the inalienable property of the Church.

The PCC met 6 times in 2025: 14 January, 18 March, 14 May, 29 July, 17 September, 25 November.

Minutes of all PCC meetings are held in the Parish Office and are available for scrutiny if requested.

Principal Bankers: Barclays, Barclays Bank Plc, Leicester, LE87 2BB

Auditors: Calculus Assurance Services, 5 Priory Road, Loughton, IG10 1AF

Architect: Mark Goodwill-Hodgson, 1 Highfield Road, West Bridgford, Nottingham, NG2 6DR

Day to day management of the Church was exercised by the Team Rector, Team Vicar, Church Wardens and PCC, with the support of the Parish Office.

**PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY
REPORT OF THE TRUSTEES
for the Year Ended 31 December 2025**

The Parochial Church Council (PCC), who are the trustees for the purposes of the Charities Acts, present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Structure, Management and Governance

Governing document

The charity is established under the *Parochial Church Councils (Powers) Measure 1956* which together with the *Church Representation Rules (2011, 2017)* comprise its governing document and constitutes an unincorporated charity.

The PCC of the Holy Trinity, East Ham is a body corporate and operates under the *Parochial Church Councils (Powers) Measure 1956* and *Church Representation Rules (2011, 2017)*

The method of appointment of PCC members is set out in the Church Representation Rules. All church members are encouraged to register on the Electoral Roll and stand for election to the PCC.

From the APCM 2020, the 3 Churches in the Parish operated District Church Councils. The Church Districts were created by a pastoral measure passed by the APCM in 2018. All lay members of the PCC, whether ex-officio or elected, are thereby ex-officio members of the DCC of their home Church, and all ex-officio clergy members of PCC are ex-officio members of all DCCs. All District Church Wardens are ex-officio members of the PCC. In addition, either at or subsequent to the APCM 2025, the following lay representatives were

elected to the DCCs:

St Bartholomew, East Ham: Angela Amadi, Doris Goodchild, Eric Nelson, Irene Phaup

St Edmund, Forest Gate: Younas Choudary, Helen Gilkes, Cassilda Martin

St Mary Magdalene: Earlene Bently, John Hedges, Claudette King, Jean Mansfield, Colin Mansfield, Sarah Namatovu, Tina Preston, Lesley Scawthorn, Damian Sutton

PCC members receive information on trustee responsibilities, basic health and safety, risk management and safeguarding procedures.

Related Parties

East Ham Parish forms part of the wider Church of England and falls within the Diocese of Chelmsford which employs the Clergy appointed to the Parish by the Bishop of Chelmsford. The Parish contributes to the finances of the Church of England via the Parish Share which is based on the size of the congregation and ability to pay. The Church of England is therefore the principal related party.

The PCC includes the appointed Clergy and lay representatives elected at the Annual Church Meeting, the PCC are the trustees for the purposes of the Charities Act 2011, all being potential related parties. All PCC members are required to complete a declaration of interests form and to update this annually for any changes so that the Parish is able to identify any related parties in order to identify related party transactions for disclosure in the accounts see Note 11.

Other related parties include the London Borough of Newham as one member of the PCC is also an elected Local Councillor.

Aims and Purposes

The Parochial Church Council (PCC) of Holy Trinity, East Ham has the responsibility of co-operating with the Team Rector, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of the various buildings in the Parish: the Parish Church of St Mary Magdalene, Norman Road, St Bartholomew's Church and Centre, Barking Road, St Edmund, Forest Gate, Katherine Road. It in addition holds some responsibilities as freeholder / leaseholder for St Alban's 157a Wakefield Street London E6 1LG and for Fellowship House within the St Bartholomew's site.

Objectives and Activities

The general functions of PCCs are stated within section 2 of the Parochial Church Councils (Powers) Measure 1956.

The PCC is committed to enabling as many people as possible to worship at the Churches in the Parish and to become part of this community of faith. The PCC maintains an overview of worship in the Parish and discusses how our services can involve the many groups that live within our parish.

Our worship puts faith into practice through prayer and scripture, music, sacrament and a wide variety of service to the whole community.

Page 3

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

REPORT OF THE TRUSTEES

for the Year Ended 31 December 2025

Objectives and Activities (continued)

Statement of Public Benefit

When planning the activities for the year, the Team Rector, Ministry Team and PCC have considered the Charity Commission's guidance on public benefit, and in particular, the specific guidance for charities for the advancement of religion. In particular, we try to enable people to live out their faith as part of our parish community through:

- o Worship and Prayer; regular public worship that is open to all, and the provision of sacred space for personal prayer and contemplation.
- o Enabling people to learn about the Gospel and develop their knowledge of, and trust in, God the Father, the Son and the Holy Spirit through sermons, courses and small groups.
- o Provision of pastoral care for people living in the parish and for members of the congregations, including offering the sacraments of baptism and confirmation, conducting weddings and funerals and visiting the sick, housebound and bereaved.
- o Mission and outreach work.
- o Taking of religious assemblies in schools; supporting religious education in schools and during school visits to our churches.
- o Evangelistic activities, through the staging of events and meetings and the distribution of literature.
- o Promoting the whole mission of the Church through provision of activities that meet the needs of the whole community.
- o Supporting other charities in the UK and overseas.

To facilitate this, it is important that we maintain the fabric of the various buildings around the parish.

In 2025 we:

- Saw St Bart's Café continue to flourish and provide a welcoming and inclusive environment for the community, providing opportunities for crafts and other activities.
- Saw the Food Pantry at St Bart's continue to offer an important service to the local community
- supported Religious Education in our local primary schools, hosting visits on a number of occasions; this included the Easter Experience in cooperation with Faith in Schools at St Mary Magdalene's and St Bartholomew's
- welcomed visitors to tours and talks at St Mary's for the St Mary Magdalene Patronal Festival and for London Open House Festival.
- welcomed large numbers of visitors and community leaders to major events notably our Christmas services including the Festival of Nine Lessons and Carols.
- Continued to support our community and other faith groups both by our own activities and by offering the hospitality of our buildings to other organisations that promote the work of the Kingdom of God

More detailed description of some of these activities and many others follows later in this report

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Key indicators that we are achieving our aims and objectives are the number of people actively involved in the church congregations within the parish.

Church Attendance

The average weekly attendance counted during October 2025 (2024) was:

St Bartholomew: 28 (28) St Edmund: 12 (7) St Mary Magdalene: 98 (84)

Electoral Roll

2025 is a new Electoral Roll year. The Electoral Roll as revised for the Annual Meeting 2025 is as follows:

St Bartholomew:	St Edmund:	Magdalene:
Resident: 17	Resident: 5	Resident: 26
Non-resident: 14	Non-resident 3	Non-resident 31
Total = 31	Total = 8	Total = 57
	St	Mary

This makes a total of 96 for the parish, of whom 48 are resident and 48 are non-resident

Safeguarding

The PCC is committed to safeguarding. Safeguarding is a standing item at each PCC meeting, and reports are submitted by the three Parish Safeguarding Officers, Hazel Thomas, Mary Richards and Sandy Davies.

As part of this commitment, at its meeting on 14th January 2025, the PCC passed a resolution adopting a newly amended parish safeguarding policy. The amendments made clear that the PCC follows the Church of England Safer Recruitment and People Management Guidance, as published on the Church of England website. At the same meeting, the Policy Statement regarding The Recruitment of Ex-Offenders was approved. The Whistleblowing policy was also approved by the PCC in November 2025.

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

REPORT OF THE TRUSTEES

for the Year Ended 31 December 2025

ACHIEVEMENT AND PERFORMANCE (continued)

Safeguarding (continued)

During the year, the Parish Safeguarding Officers meet to discuss various matters, including the Safeguarding Dashboard, introduced in July. The team also attended catch-up meetings online organised by the Diocesan Safeguarding Team. Following a joint meeting for PSOs with the Newham Deanery Network a WhatsApp group was set up for Newham PSOs to provide support and communications, managed by Sandy Davies.

Training sessions were provided in-person as well as those completed online, across all safeguarding modules. In total 34 modules were achieved and most volunteers and officers completed the requirements for their role. Other parishes were also supported with in-person training, which included a group for whom English is not their first language.

There was one disclosure during the year, but it did not meet the threshold for safeguarding and was dealt with as a pastoral matter.

The safeguarding team were consulted when the parish began working with the NEWWay Project and ran a winter NightShelter provision at St Mary's Church Hall. A prospective Youth Group was also trialled, supported by the Newham Deanery Youth Champion, and safeguarding checks were carried out.

The Safeguarding Dashboard is driving our work and the first Action Plan was approved by the PCC in September. At the same time, the PCC took part in a workshop on 'Promoting a Healthy and Safe Culture' using material designed to help the PCC with the mandatory requirement to regularly review their church culture.

The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults).

Pastoral Care

There were 4 baptisms in 2025.

There were no weddings in the Parish in 2025.

9 funerals were either held in Church or taken by the clergy on behalf of the Parish at crematoria, cemeteries, or a simple committal.

Newham Deanery Synod

Newham Deanery Synod met 4 times in 2025. Each meeting included welcomes and farewells. There were presentations on a range of topics including 'Racial Justice Awareness through the eyes of pastoral principles' with Sharon Quilter and 'Caring for the environment, reducing carbon and ECO church' was presented by Sandra Eldridge alongside Alison McLucas and Derek James. There were ongoing discussions and updates on the Strategic Mission and Ministry Investment Board (SMMIB) project. The Area Dean and Lay Chair facilitated group discussions on 'Travelling well together' in Newham with some brief reflections on 'what does it mean to be in Newham deanery and 'what is the hope for Newham deanery'. The synod members highlighted the need to support and encourage each other which included caring, listening and effective communication.

The Life of the Churches in 2025

The year 2025 has been one of transition, growth, and continued faithful witness across the Parish of East Ham Holy Trinity.

A significant moment in the life of the parish came with the departure of the Revd Sue, whose final service took place on 2 February at St Bartholomew's. Many members of the parish were present at her collation and installation as Archdeacon of Southend at Chelmsford Cathedral on 16 February. Later in the year, following a full recruitment process, it was announced in November that Fr Paul would be appointed as the next Team Rector, with his induction anticipated in early 2026.

Lent was marked by preparation classes for confirmands, culminating in a joyful Confirmation service on 4 May, at which the Bishop confirmed six adults and two young people, and admitted one child to Holy Communion. During Lent, members of the parish also participated in a Mission and Ministry Partnership (MMP) Bible study, Heart for Mission, focusing on creation care and drawing on USPG materials and stories from the church in Myanmar.

Holy Week and Easter were observed with devotion, including a Good Friday act of witness at Pilgrims Way with local churches, featuring a wooden cross carried by members of the Bethel Ministry, the Telugu-speaking congregation meeting at St Bartholomew's. Parish life was enriched by a wide range of social and community events. These included an outing to the Brick Lane Music Hall pantomime in February, a parish visit to Brasenose College, Oxford in June, a summer garden party at the vicarage, and participation in the Mission and Ministry Partnership prayer walk and picnic. A joyful celebration of June Bassinger's 90th birthday was held in St Mary's Hall in March.

Across the parish, ministry continued faithfully in many forms: regular eucharists in local care homes, including Hedgerow Court and Manor Farm; occasional services at Mornington Hall; and ongoing pastoral care for the housebound through home communions and

Page 5

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY REPORT OF THE TRUSTEES for the Year Ended 31 December 2025

blessings. Strong links with local schools were maintained through visits and workshops supporting the religious studies curriculum.

The Annual Parochial Church Meeting (APCM) was held at St Bartholomew's on 18 May, and quinquennial inspections were completed at all three churches during the year.

Harvest season saw the welcome return of the Christian Aid fundraising concerts featuring acts from members of all our churches and from St Barnabas band.

Our shared worship and celebrations remained central to parish life. Highlights included the Harvest Festival in October, with generous contributions to Bonny Downs Food Bank and St Bartholomew's Food Pantry, the All Souls Memorial Service in November, and the parish's Christmas celebrations, including Nine Lessons and Carols, Christingle, and Midnight Mass. These drew wide participation from across the parish and the local community, including civic representatives and community partners.

We give heartfelt thanks to all who make our worship possible: wardens, servers, musicians, readers, intercessors, sidespeople, and those who offer hospitality.

St Bartholomew's Church and Centre

St Bartholomew's has continued to play a central role in the shared life of the parish, hosting key services and gatherings, including the APCM in May.

The church marked its patronal festival on 7 September with a Festal Eucharist, at which our preacher was the Revd David Sheen, Chaplain of Brasenose College, Oxford, our patron. Later in the month, the congregation celebrated the baptism of Aria Haris-Duhaney. St Bartholomew's continues to be a place of welcome for diverse communities, including Vision Gospel, a Pentecostal Church, the Malayalam-speaking Church of South India, and the Telegu-speaking Bethel Ministries congregation, whose members took part in the Good Friday act of witness.

The church remains active in charitable outreach, particularly through St Bartholomew's Food Pantry, which benefited from Harvest Festival donations.

Fundraising

Sadly, due to staff shortage, we were unable to hold our usual fundraising activities in 2025.

Social and Community Life

Café

Unlike previous years, January 2025 began well and takings continued to grow during the first quarter of the year. We were unusually quiet across the summer with our numbers not only being a little lower, but we were also only able to open 3 days per week rather than the usual 4 days due to staff shortage. Takings improved during October and November. Sadly, we were unable to host our normal Christmas lunch this year at St Bart's.

We held our prices through most of 2025 but took the difficult decision to implement a modest increase in November 2025. We were able to maintain the price for all hot/soft drinks at £1. We were mindful of café users who may be struggling with the cost of living and we still have a discretionary fund that is used to good effect.

All activities continued throughout the year and proved to be very popular with Tuesday and Thursday continuing to be our busiest days. During the summer Newham Super Choir held a 12 week Singing for Health programme which proved very successful and culminated in a lovely Christmas concert which was very well attended.

Our fabulous staff and volunteers, Marion and Jan, continue to maintain the warm welcome at St Bart's Café. The continued support of the volunteers with us on both Tuesday and Thursday means we were well staffed from Tuesday to Thursday.

We're looking forward to continuing to offer a warm welcome to friends old and new in 2026 and the return of fundraising activities.

The Lunch Bunch

The 'lunch bunch' event continued in 2025 monthly on Mondays, a completely open group of people who go out to lunch together at a low-cost local eatery. Everyone is welcome and those present always ensure that cost is never a barrier to anyone joining in. At the end of the year, the Lunch Bunch particularly enjoyed their Christmas lunch gathering with many new participants joining us.

Warm Haven

From the Autumn, we were once again able to offer, as a response to the rising cost of living a 'warm space' in St Bart's café. While the café is open, we can welcome any guests, including providing a warm drink and, at the discretion of the café manager, some soup or a sandwich. Our activities give those who might need a warm space a reason to come, so the initiative has undoubtedly increased footfall, and Newham Council have particularly commended us for running the warm space in a sustainable way with proper safeguards for staff and users in place.

Page 6

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

REPORT OF THE TRUSTEES

for the Year Ended 31 December 2025

Food Pantry

Average numbers attending Bart's Pantry during 2025 have been:

Jan 23 Apr 26 Jul 21 Oct 19
Feb 24 May 21 Aug 18 Nov 21
Mar 28 Jun 21 Sept 16 Dec 26

Numbers visiting the Pantry in 2025 are lower than 2024 with a distinct dip during the summer months. During 2025 we received some cash donations from Line Dancers and a personal donation too however donations have been lower in 2025. We also received some top-up deliveries from NFA which has kept us ticking over.

We were closed for two weeks over Christmas/New Year and reopened on 10 January 2025. In our final week of 2025 we received and

distributed Winter Care Packs donated by EECF.

The Pantry Fund stands at £1,052 at 31 December 2025.

Recitals – Mihaly Gryofi – 15th May - Beethoven: Sonata No. 9, Op. 47 “Kreutzer”

During 2025, we hosted a really high quality recital, featuring a young and upcoming pianist and violinist.

Hosting Other Community Organisations/Services

During 2025, we continue to be the ‘home’ of both Central and South Safer Neighbourhood Teams (Metropolitan Police / Council / Community) for their bi-monthly ward panel meetings.

We have continued to host WI meetings in 2025 and the WI contribute in many ways to the life of the church and centre.

We continue to benefit from Cutie Pies nursery hiring the Hall, Cecilia Room and Luke Room office. They provide good financial support to St Bart’s particularly as we didn’t receive an income from 292a Barking Road during 2025.

We also continued to host uniformed organisations in the Centre – Brownies and Guides on Mondays and St John’s Ambulance on Wednesday.

Community Counselling operate their counselling service from St Bart’s with most of their face-to-face clients using our rooms during the daytime although we still have two evenings each week with counsellors seeing clients here.

Fabric Report

The following repairs were undertaken in 2025:

Month Details Contractor £ Jan Repairs to toilet R Woollard & Sons 70 Feb Organ repair and tuning Harrison & Harrison 530
Apr Fit closure to Luke Room door, supply and fit new toilet flush, R Woollard & Sons 550
clean drain by gate, fix sign to wall

Clean soakaway in Barts Road carpark VCL Drains 420 May Annual service contract of fire alarm Tunstall 3,562 Replace cracked glass in roof light over cafe R Woollard & Sons 980 Weld new hinges to car park gate R Woollard & Sons 100 Service church/hall room dividers AEG Maintenance 386 Jun Make safe hole in Barts Road carpark – emergency temporary repair R Woollard & Sons 120 Servicing fire extinguishers London Fire Protection 319 Jul Supply and fit replacement light in Luke Room store R Woollard & Sons 65

Aug Replace light fitting in ladies toilet and refix handle change R Woollard & Sons 168
ball valve in disabled toilet

Repair and replace drains and carpark surface in St Barts Road carpark VCL Drains 2,700 Sep Replace lock and clear drains on balcony R Woollard & Sons 75 Boiler servicing & gas safe certificate Duncan Samuel 820 Oct Gas safe certificate Duncan Samuel 600 Clearing gutters, replacing outside bulbs, fix pipe in ex surgery R Woollard & Sons 255

11,720

St. Edmunds

St Edmund’s continues to contribute faithfully to the life of the parish, with its patronal festival on 16 November being a particular highlight. As well as being a day of celebration it was also a day of remembrance as we celebrated the life of the late John Turnpenny,

Page 7

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

REPORT OF THE TRUSTEES

for the Year Ended 31 December 2025

a member of St Edmund’s who died earlier that year. Our preacher was preached the Revd Dr Rachel Pennant, Chaplain to the Bishop of Chelmsford, and was followed by a generous buffet lunch hosted by the congregation. The occasion was well attended by members from across the parish, reflecting the unity of our three churches.

Fabric Report

The following works were undertaken in St Edmund’s in 2025:

Month Details Contractor £ Jan Supply and fit radiator repair roof leak supply and fit LED bulbs R Woollard & Sons 730 Feb Boiler Service and gas safe certificate (flat) Duncan Samuel 280

Electrical inspection report Arealight 216 Mar Fire extinguisher servicing London Fire Protection 323 Electrical repairs/mods Arealight 888 Clearing rubbish and window repair R Woollard & Sons 375 May Repair to room partition R Woollard & Sons 340 Oct Boiler service/gas certificate Duncan Samuel 330 Nov Replacing LED bulbs to chapel and hallway R Woollard & Sons 140

3,622

St Mary Magdalene

St Mary Magdalene has experienced a year of encouraging growth, with increased attendance, particularly among young families, young people, and young adults. The October count showed an average weekly attendance of 98, up from 84 the previous year.

The church continued to develop its life of worship and community engagement. Highlights included the baptism of Wyatt Youls in February and the hosting of major liturgies, including joint parish services for Palm Sunday and the Triduum.

St Mary's has remained deeply committed to environmental stewardship through its Eco Church programme. Activities included participation in the Big Garden Bird Count, ongoing gardening sessions, and progress towards a Gold Eco Church award. Members of the Eco Church group also contributed at deanery level and were commissioned as Environmental Advocates at Chelmsford Cathedral. The group also led nature walks and prayer walks in the nature reserve, including during the Season of Creation.

The church hall continued to serve the wider community in significant ways. It hosted the NEWdawn Night Shelter early in the year and welcomed local primary school children for the Faith in Schools Easter Experience. Ongoing partnership with Faith in Schools has supported ministry to local children.

St Mary's also hosted a number of special events and services, including:

- The Quiet Day for St Martin's Plaistow in April
- The annual service in memory of John ('Jack') Travers Cornwell VC in June
- The Parish Feast of Title on Trinity Sunday at which our guest preacher was the Revd Can Jennifer Smith, Superintendent Minister of Wesley's Chapel.
- Patronal Festival celebrations in July, including open day, tours, and community events
- Open House weekend
- The Remembrance Walk and Act of Remembrance in November

Work with the Centre for Theology and Community (CTC) has supported reflection on future growth, with one-to-one conversations and parish gatherings helping to discern gifts, aspirations, and direction. This process continued into Advent through "Conversations in the Spirit".

Community engagement remained strong, particularly through the highly successful Christmas Market in November, which saw an increase in funds raised and a record volunteer involvement.

The church also noted an increase in charitable giving, supporting Mildmay Mission Hospital, Christian Aid, and USPG, with Christingle collections continuing to benefit The Children's Society.

St Mary Magdalene's Choir Report 2025

In 2025 the choir continued to lead the music at St Mary Magdalene's at the Parish Mass each Sunday morning, at other services such as those of the Triduum and Midnight Mass, and also at the parish united services at St Bartholomew's and St Edmund's.

We were joined by guest singers for Dr Lucas's farewell at Candlemas, on Easter morning, for choral evensong at the Patronal Festival, and for the Christmas Carol Service. These additional musicians enabled us to sing more ambitious repertoire and in full four-part harmony. We are grateful to Chrissie, Lesley and others who have organised the refreshments between the rehearsal and the service

Page 8

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY REPORT OF THE TRUSTEES for the Year Ended 31 December 2025

on special occasions.

Users

The only regular users of the hall are the two Pentecostal groups who use the building on Sunday; the hall continues to remain empty during the week. However, we did host a homeless group in the hall on Friday night for 10 weeks, managed by volunteers from Royal Docks Church, which has worked out very well.

Fabric

The building requires some work to bring it up to scratch for use, but this is in abeyance (not least due to reduced income). General maintenance is ongoing to keep the building ticking over.

Fabric Report

During 2025 the following works were undertaken at St Mary Magdalene:

Month Details Contractor £ Feb PEW electrical testing Pipes and Lights 365 Mar Lightning conductors maintenance Spotlight Construction 204 Jul PAT Testing & roof beam repair DNR Handyman 160 Aug Complete works as outline in QQI report (including scaffolding) DNR Handyman 2,946 Oct Supply and fit LED tape light for organ Pipes and Lights 285

FINANCIAL REVIEW

Church Fabric and Buildings

Consecrated land which has been given to God is owned by the Church Commissioners on behalf of the Church of England rather than the PCC and therefore are not included in the PCC accounts at either historic cost or valuation. However, the PCC, as custodian, have a responsibility to maintain and insure the Church buildings and the costs are charged to the Statement of Financial Affairs (SOFA) as incurred.

Financial position

The PCC, as Trustees of the charity, have acted responsibly in managing the charity's financial affairs. The PCC monitors the Church finances through regular management reports prepared by the treasurer, which summarise the cashflow movements through the different funds. At the end of the year depreciation adjustments are raised to comply with the Charity SORP but these have no cashflow impact. The deficit for the year before depreciation charges (note 6: £169,025) and revaluation of investments ("loss" £64,915) was £45,856. The deficit for the year after these charges was £279,796.

Reserves policy

The Parish is fortunate in having substantial reserves which cover any eventuality. The restricted St. Mary's Millennium (Restoration) Fund had £1.3 million in fixed assets to cover all costs associated with St. Mary's Church and free, uncommitted reserves are approximately £414,000, representing 16 months of unrestricted expenditure (excluding property depreciation which is already covered by a designated reserve) if all income ceased.

It is PCC policy to maintain a balance on unrestricted funds (if possible) that equates to at least two months' unrestricted payments to cover emergency situations that may arise from time to time, at current levels this represents approximately £61,375. Total reserves at 31 December 2025 were £8,010,938 of which £1,365,800 were restricted and £6,645,138 were unrestricted. Designated funds have been set aside by the trustees to reflect investment in fixed assets, future commitments, and contingencies, leaving approximately £414,000 of uncommitted funds.

Risk management

Risk can be defined as 'the threat that an event or action will adversely affect an organization's ability to achieve its objectives and execute its strategies'. The main risk areas may be categorized as follows:

- **Financial risk** - the most common category of risk and many non-financial risks can be measured in terms of financial impact. The PCC approved a set of Internal Financial Procedures to manage financial risk and will review these in the coming year and regularly thereafter.
- **Reputational risk** - can have an impact if unwelcome publicity hinders the mission of the church. Regular media releases are issued to local newspapers and the Diocesan Bulletin, alongside the internal communications such as the website and weekly newsletter.
- **Statutory and legal requirements** - such as health and safety, employment law, Charities Act and child protection. The PCC has policies in place for all of these and they are reviewed on a regular basis.
- **Operational risk** - relates to threats to the Church's ability to deliver its objectives owing, for example, to damage to the church building.

Page 9

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY REPORT OF THE TRUSTEES for the Year Ended 31 December 2025

The above list represents the major risks reviewed by the PCC and systems or procedures have been established to manage those risks.

Investments and Investment Policy

Over many years the church congregations making up the Parish have accumulated surpluses of income over expenditure which are held in various reserve funds. Where the reserve funds are not expected to be required in the short term these funds have been invested in lower risk funds designated to generate both income and capital gains over time.

The investment funds are managed by CCLA and the underlying portfolio sectors and risk profile meet social, environmental and ethical criteria agreed by the Church of England centrally.

The value of all our investments is stated at market value at 31 December 2025 and decreased by £64,915 compared to 2024 while the previous year had an increase of £41,105.

Detailed financial review

Parish:

Giving remained roughly the same as it has for several years (about £36,000). Our Parish share is £69,000, musician's expenses about £10,000 and other expenses about £6,000. So our giving covers about 45% of the Parish costs (which do not include the costs of running the buildings, the Parish Office, or paying staff salaries). The shortfall (about £45,000) is made up by contributions from the income from the Church Halls.

St Bartholomew's:

As expected, St. Bartholomew's Centre experienced a substantial drop in income (£60,000) in 2025, following the departure of the Doctors' Surgery. In addition, the Centre now has to pay certain costs e.g. utilities which were formerly covered directly by the Doctors (about £10,000). Adjustments and increases to staff salaries increased costs by about a further £10,000.

Other items of income and expenditure were roughly as in previous years and in line with budget forecasts.

Negotiations are in hand for a new tenant to start at a (greatly) reduced rent in mid-2026. So, the projected deficit for 2026 is £60,000.

Fellowship House

As usual, Fellowship House generated a considerable surplus (about £30,000) which is used towards making up the shortfall in the Parish Share.

St Alban's:

St. Alban's generated a surplus of about £8,000 which is less than previous years (about £20,000) as the pre-school left in the summer. However, negotiations with new tenants are at an advanced stage and we expect a significant surplus in 2026 (£9,000) rising to £24,000 in subsequent years.

St Edmund's:

SDF funding for St. Edmund's ceased at the end of 2024. Alternatives paid £25,000 in rent and this, together with other rental income, led to a surplus of about £15,000 in 2025. However, Alternatives will be leaving in 2026 leading to a potential drop in income. Negotiations are in hand with a new tenant.

Overall

As a result of us losing tenants in 2025 the Parish overall made a loss in its income/expenditure of about £46,000. This loss could not be compensated for by an increase in the value of our investments (as in previous years) as they also decreased in value.

The outlook for the remainder of 2026 is occluded. Income depends on finding new tenants to fill the vacancies and it will be 2027 before full rental income is obtained. In the short-term (a further year or so) the deficit can readily be covered from reserves. Options for cost savings are very limited. Thought will have to be given for a financial strategy for the Parish a whole, including restoring our reserves.

St Mary Magdalene:**Hall**

Our payments are now processed using on-line banking and utilities and insurance are managed by direct debit. During 2025 the decision was made to merge the St Mary's General Purpose Account and the Hall Account. We closed the Lloyds Account and transferred the balance to the Barclays Account. As at 31st December, the hall and general purpose account stands at £9,670 and there is £12,789 in the CBF (savings) account.

Income is derived from two non-Anglican worshipping communities who continue to use the Hall on Sunday afternoons in return for hire fees, votive candle proceeds, donations, and a depositary for the income raised at annual Christmas Markets. This year we donated to our two chosen charities Mildmay and USPG.

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY**REPORT OF THE TRUSTEES****for the Year Ended 31 December 2025****St Mary's Millennium Fund:**

This is a Restricted Fund, and as usual there has been little movement in or out of the Millennium Fund this year. The main items of expenditure this year have been the works detailed in the Fabric Report for St Mary Magdalene's above.

FUTURE PLANS

Following a year of transition in leadership, the Parish of Holy Trinity, East Ham now looks ahead with a renewed focus on aligning its resources more effectively with its mission and ministry. Building on work undertaken with the Centre for Theology & Community, the PCC will be engaging in a structured process of discernment to clarify a sustainable vision for the parish over the coming years.

Central to this will be the development of a clear financial and resourcing strategy to support growth in worshipping communities, deepen discipleship, and enable greater service to the local area. This includes exploring how the parish might, in time, support an expanded ministry team, invest in lay leadership, and ensure that clergy and volunteers are increasingly freed from operational pressures to focus on mission.

A key priority will be the more effective use of the parish's buildings and assets. This will include:

- Securing stable and appropriate tenants across parish sites;

- Reviewing the long-term future and potential redevelopment or re-letting of St Mary Magdalene's Hall;
- Exploring options for the upper floors of St Edmund's to ensure both missional impact and financial sustainability;
- Continuing to assess how St Bartholomew's Centre, including the café and pantry, contributes to the parish's mission and how this work can be supported sustainably.

Alongside this, the PCC will give attention to strengthening stewardship and encouraging greater financial giving, ensuring that the whole parish community is equipped to support the shared vision.

The parish will also continue to engage with diocesan initiatives, including the "Believing in Barking" programme, and to build on local partnerships that support outreach, social action, and community cohesion.

Through these steps, the PCC seeks to establish a more sustainable pattern of life in which the parish's significant assets—financial, physical, and human—are more fully aligned with its calling to be a growing, outward-looking, and mission-focused presence in East Ham.

VOLUNTEERS: THANK YOU

The PCC expresses its sincere thanks to all who contribute to the life and mission of the Parish of Holy Trinity, East Ham.

We are grateful for the faithful ministry of our clergy and lay leaders, and for the dedication of our Churchwardens, Treasurers, PCC and District Church Council members. We also thank all who support our worship and common life, including servers, readers, musicians, choir members, and those who offer hospitality.

We give thanks for those who serve our wider community through pastoral care, work with children and schools, and initiatives such as the café, food pantry, and warm space. We are equally grateful to our volunteers, staff, and community partners, whose generosity sustains so much of what we do.

Together, we thank God for all who, through their time, gifts, and service, enable this parish to continue its witness and ministry in East Ham.

INDEPENDENT AUDITORS

Calculus Assurance Services, the auditors appointed at the 2025 APCM have expressed their willingness to continue in this capacity.

DISCLOSURE OF INFORMATION TO THE AUDITORS

We, the trustees who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as trustees in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

REPORT OF THE TRUSTEES

for the Year Ended 31 December 2025

STATEMENT OF TRUSTEES' 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 (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires 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 financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

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.

COMPLIANCE WITH LAWS AND REGULATIONS

The trustees have established policies and procedures designed to ensure that it complies with all material laws and regulations in relation to the charitable company's operations and activities. The trustees are not aware of any significant non-compliance with laws and regulations.

Approved by the PCC (board of trustees) on 28 April 2026 and signed on their behalf by:

.....
Revd Paul Gurnham – Trustee and Chair of the PCC

28/05/2026

INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY

Opinion

We have audited the financial statements of Parochial Church Council of East Ham Team Ministry (the 'charity') for the year ended 31 December 2025 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and - have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in

accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We have undertaken the audit in accordance with the requirements of FRC Ethical Standards including FRC Ethical Standard – Provisions Available for Audits of Small Entities, note 13 to the financial statements gives the circumstances.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Report of the Trustees, other than the financial statements and our Report of the Independent Auditors thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the report of the trustees' is inconsistent in any material respect with the financial statements; or - sufficient accounting records have not kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities on page 12, the trustees are responsible for the preparation of the financial statements and being satisfied they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS REPORT TO THE PAROCHIAL CHURCH COUNCIL (THE TRUSTEES) OF EAST HAM TEAM MINISTRY

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect under Section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Obtaining an understanding of the laws and regulations that have a direct effect on the charity in carrying out its operations or

have an impact on the financial statements. The key laws and regulations we identified included the Charities Act 2011, the Parochial Church Councils (Powers) Measure 1956 (and regulations made under these Acts), safeguarding (in respect of children and vulnerable adults), health and safety legislation and employment legislation. This assessment has informed our sample testing of transactions and balances.

- Obtaining an understanding of the charity's current activities, the associated risks and internal controls in place to manage those risks.
- Understanding the system of internal control established by the trustees to prevent and detect fraud.
- Enquiring of management and those charged with governance if there have been any breaches or non-compliance with laws and regulations and their knowledge of any potential litigation or claims against the charity and any suspected or actual incidents of fraud and where applicable an estimate of the financial impact.
- Reviewing the minutes of trustee (PCC) meetings for evidence of non-compliance with laws and regulations and suspected or actual fraud.
- Reviewing the financial statement disclosures and checking supporting documentation to assess compliance with applicable laws and regulations.
- Carried out audit testing of journal entries and other adjustments and the rationale supporting significant judgemental areas in the financial statements and accounting estimates for evidence of management bias or override of controls.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditors-responsibilities-for>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Calculus Assurance Services
Chartered Accountants and Statutory Auditor
5 Priory Road
Loughton
Essex
IG10 1AF

Date:

Calculus Assurance Services is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

Page 14

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

STATEMENT OF FINANCIAL ACTIVITIES (including the Income and Expenditure Account) for the year ended 31 December 2025

		Unrestricted Restricted		31.12.25 Total
				31.12.24 Total
funds	INCOME AND ENDOWMENTS	funds		funds £
£	FROM	Notes £		funds £

Donations and legacies 42,469 785 43,254 49,958

Charitable activities

Parish Activities 192,677 5,490 198,167 287,957

Investment income 2 11,715 34,613 46,328 45,256 Other income 56,784 - 56,784 47,645

Total 303,645 40,888 344,533 430,816

EXPENDITURE ON

Raising funds 8,796 8,655 17,451 20,943

Charitable activities

Parish Activities 528,478 13,485 541,963 524,837 **Total** 537,274 22,140 559,414 545,780 Net income before investment gains /

(loss) (233,629) 18,748 (214,881) (114,964) Net gains / (loss) on investments (14,271) (50,644) (64,915) 41,105 **NET**

INCOME/(EXPENDITURE) (247,900) (31,896) (279,796) (73,859) **Transfers between funds - - - NET MOVEMENT IN FUNDS**

(247,900) (31,896) (279,796) (73,859)

RECONCILIATION OF FUNDS

Total funds brought forward 11 6,893,038 1,397,696 8,290,734 8,364,593 **TOTAL FUNDS CARRIED FORWARD** 11 6,645,138

1,365,800 8,010,938 8,290,734

The notes on pages 17 to 23 form part of these financial statements

Page 15

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

	Funds	Restricted	31.12.24 Total funds
BALANCE SHEET			
As at 31 December 2025			

	Funds	
	31.12.25 Total	
Note	Unrestricted Funds	

£ £ £ £

FIXED ASSETS

Tangible assets 6 6,230,811 - 6,230,811 6,399,836

CURRENT ASSETS

Debtors 7 8,745 8,827 17,572 15,635 Investments 8(a) 337,935 1,301,033 1,638,968 1,728,941 Cash at bank and in hand 8(b) 91,201 57,769 148,970 171,485

437,881 1,367,629 1,805,510 1,916,061

CREDITORS

Amounts falling due within one year 9 (5,774) (1,829) (7,603) (7,383) **NET CURRENT ASSETS** 432,107 1,365,800 1,797,907

1,908,678

TOTAL ASSETS LESS CURRENT LIABILITIES 6,662,918 1,365,800 8,028,718 8,308,514

CREDITORS

Amounts falling due after more than one year 10 (17,780) - (17,780) (17,780)

NET ASSETS 6,645,138 1,365,800 8,010,938 8,290,734

FUNDS

Unrestricted funds ¹¹ 6,645,138 6,893,038 Restricted funds 1,365,800 1,397,696

TOTAL FUNDS 11 8,010,938 8,290,734

The financial statements were approved by the Board of Trustees and authorised for issue on 28 April 2026 and were signed on its behalf by:

.....
Revd Paul Gurnham – Trustee
Chair of the PCC

28/05/2026

The notes on pages 17 to 23 form part of these financial statements

Page 16

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, except for investments which are stated at market value where this is available. The financial statements have been prepared in accordance with applicable charity law.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Critical accounting judgements and key sources of estimation uncertainty

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the trustees to have most significant effect on amounts recognised in the financial statements.

Useful economic life of tangible fixed assets:

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. The carrying value of tangible fixed assets is shown in Note 6 below.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Collections are recognised when received by or on behalf of the PCC, planned giving receivable under Gift Aid is recognised only when received. Income tax recoverable on Gift Aid donations is recognised when the gift is received.

Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonably certain.

Funds raised by the fete, bazaar and similar events are accounted for gross.

Other ordinary income

Rental income from the letting of church premises is recognised when the rental is due.

Income from investments

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue. Tax recoverable on such income is recognised in the same accounting year.

Gains and losses on investments:

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Activities directly relating to the work of the church

The Diocesan Parish Share is accounted for when paid. Any parish share unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a liability in the balance sheet. The Parish Share was paid in full in the year.

Tangible fixed assets**(i) Consecrated land and buildings and movable church furnishings PCC Property**

Consecrated and beneficed property is excluded from the accounts in accordance with Charities Act 2011.

1. ACCOUNTING POLICIES - continued**(ii) Other fixtures, fittings, and office equipment**

Movable church furnishings held by the Rector and Churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted as inalienable property unless consecrated. They are listed in the church's Inventory, which may be inspected at any reasonable time. For inalienable property acquired prior to 2000 there is insufficient cost information available and therefore such assets are not valued in the accounts. Items acquired since 1 January 2000 have been capitalised and depreciated in the accounts over their currently anticipated useful economic life (initially over four years) on a straight line basis.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of moveable church furnishings acquired before 1 January 2000 is written off.

Equipment used within the church premises is depreciated on a straight-line basis over four years. Individual items of equipment with a purchase price less than £1,000 are written off when the asset is acquired.

(iii) Depreciation

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

- Consecrated land - not included in the accounts
- Freehold property - in accordance with the property
- Leasehold property - over shorter of the lease term or 50 years
- Church Equipment - 25% on cost

Taxation

The charity is exempt from tax on its charitable activities.

Current assets

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

Short-term deposits include cash held on deposit with the Central Board of Finance of the Church of England, the Chelmsford Diocesan Board of Finance and COIF Charity Funds.

Debtors

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid.

Cash at bank and in hand

Cash at bank and in hand includes cash, current bank accounts and deposit bank accounts with no withdrawal limitations.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially settled at transaction value and subsequently measured at their settlement value.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. INVESTMENT INCOME

31.12.25 31.12.24
£ £

Dividends received 45,023 44,978 Deposit account interest 1,305 278

46,328 45,256

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024. Members of the Clergy serve on the Parochial Church Council (as Trustees) but their remuneration is paid by the Diocese of Chelmsford.

Trustees' expenses

Clergy re-imbursed expenses were £1,695 (2024: £2,266). The Parish Administrator was reimbursed expenses of £Nil (2024: £Nil). There were no other trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Payments to lay pcc members

There were no payments made to PCC members in connection with their office. (2024: £Nil)

4. STAFF COSTS

The average monthly number of employees during the year was as follows:

	31.12.25	31.12.24
All staff – charitable activities	4.75	3.75
Wages and salaries	114,033	77,449
Social security costs	11,990	4,141
Pension costs	4,840	3,278
	130,863	84,868

The staff costs and numbers for 2025 include the Community Development Worker based at St Martin's Plaistow whose salary and on costs are re-imbursed by the Church of England Strategic Development Fund (SDF) via the Diocese of Chelmsford. No employees received emoluments in excess of £60,000.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted funds	Total funds
	£	£	£
INCOME AND ENDOWMENTS FROM			
Donations and legacies	45,464	4,494	49,958
Charitable activities: Parish Activities	281,008	6,949	287,957
Investment income	11,976	33,280	45,256
Other income	47,645	-	47,645
	386,093	44,723	430,816
TOTAL EXPENDITURE ON			
Raising funds	9,247	11,696	20,943
Charitable activities: Parish Activities	508,664	16,173	524,837
Total expenditure	517,911	27,869	545,780
Net gains on investments	8,442		
Transfers between funds	375	(375)	-
NET INCOME (123,001)	49,142	(73,859)	
RECONCILIATION OF FUNDS			
Total funds brought forward	7,016,039	1,348,554	8,364,593
TOTAL FUNDS CARRIED FORWARD	6,893,038	1,397,696	8,290,734

Page 19

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

NOTES TO THE FINANCIAL STATEMENTS

for the Year Ended 31 December 2025

6. TANGIBLE FIXED ASSETS	Leasehold land and buildings	Freehold land and buildings	equipment	Totals
		Church		
				£ £ £ £
Cost as at 1 January 2025	8,068,460	2,406,979	92,909	10,568,348
Additions - -				
Disposals - - -				
Cost as at 31 December 2025	8,068,460	2,406,979	92,909	10,568,348
Depreciation as at 1 January 2025	1,934,167	2,151,524	82,821	4,168,512
Depreciation charge for the year	161,369	4,294		
Depreciation and impairment as at 31 December 2025	2,095,536	2,155,818	86,183	
Eliminated on disposals - - -				
	4,337,537			
Net book value - 31 December 2025	5,972,924	251,161	6,726	6,230,811
Net book value - 1 January 2025	6,134,293	255,455		
	10,088	6,399,836		

The Church buildings at St Mary's and St Edmund's are owned jointly by the Parish and the Diocese and constitute consecrated land so are excluded from the PCC accounts.

St Albans church centre is included in the accounts at valuation (independently valued in October 2014) which has been treated as deemed cost as permitted under FRS 102.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.25	31.12.24
	£	£
Other debtors 888 888 Prepayments and accrued income 16,684 14,747		
	17,572	15,635

8(a) CURRENT ASSET INVESTMENTS

31.12.25 31.12.24 £ £

Listed investments 1,638,968 1,728,941

8(b) CASH AT BANK AND IN HAND 31.12.25 31.12.24 £ £

Short term deposits 20,265 38,360 Current accounts 128,631 132,767 Petty cash 74 358		148,970
		171,485

Included withing short term deposits is an Investment Account with National Savings and Investments in the name of the St Edmund's Fabric Fund for which the last statement received was dated 17 April 2024, this showed a balance of £7,496 and for this type of account the bank can only provide statements by post. Despite numerous requests for statements none have been received, although the bank has confirmed verbally that that the funds are still in the account.

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR 31.12.25 31.12.24 £ £

Other creditors and accruals 7,603 7,383

10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR 31.12.25 31.12.24 £ £

Other creditors 17,780 17,780

Page 20

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2025

11. MOVEMENT IN FUNDS

Net movement in funds are as follows:

1.1.25 31.12.25 1.1.24 31.12.24

B/fwd Income Expenditure

Gains &

losses Transfers C/Fwd B/fwd Income Expenditure

Gains &

losses Transfers C/Fwd

£ £ £ £ £ £ £ £ £ £ £ £ Unrestricted funds

PCC General Fund 37,115 39,263 84,355 (14,269) 36,041 13,796 27,944 52,361 92,541 415 48,936 37,115 Clergy Housing 346 0 738 0 0 (392) 346 0 0 0 0 346 St Mary's Sunday School 270 0 60 0 0 210 270 0 0 0 270 St Bart's Sunday School 156 0 0 0 156 156 0 0 0 156 Fellowship House 72,682 39,870 8,917 0 (36,289) 67,347 86,828 43,773 20,903 1,207 (38,223) 72,682 St Alban's Hall 20,784 17,538 9,694 0 (44,344) (15,716) 15,747 26,600 5,465 1,125 (17,223) 20,784 St Mary Magdalene 5,928 2,003 710 0 0 7,221 5,580 1,734 1,386 0 0 5,928 St Mary's Hall (3,554) 6,235 11,913 0 3,681 (5,552) 2,858 16,804 19,754 0 (3,462) (3,554) St Bart's Centre 302,819 166,269 234,392 0 64,200 298,895 268,831 186,303 176,610 5,695 18,600 302,819 St Edmunds 4,995 32,467 17,469 (2) (23,289) (3,298) (5,181) 52,518 34,089 0 (8,253) 4,995 Kitchen Fund (670) 0 0 0 (670) (670) 0 0 0 (670) Building Fund 6,389,748 0 165,663 0 0 6,224,085 6,555,411 0 165,663 0 0 6,389,748 Equipment Fund 4,500 0 3,362 0 0 1,138 0 6,000 1,500 0 0 4,500 St Alban's Fabric 46,877 0 0 0 46,877 46,877 0 0 0 46,877 St Edmund's Fabric 6,896 0 0 0 6,896 6,896 0 0 0 6,896 SDF Grant – St Edmunds 3,189 0 0 0 3,189 3,189 0 0 0 3,189 St Mary Magdalene Fabric 197 0 0 0 197 197 0 0 0 197 Stubbers 760 0 0 0 760 760 0 0 0 760 6,893,038 303,645 537,274 (14,271) 0 6,645,139 7,016,039 386,093 517,911 8,442 375 6,893,038 Restricted funds

Millennium Fund 1,268,695 34,753 13,485 (49,216) 0 1,240,747 1,225,028 33,280 16,173 26,935 (375) 1,268,695 Alms Fund 624 0 0 0 624 624 0 0 0 624 Pantry Fund 4,903 6,135 8,655 0 0 2,383 5,156 11,443 11,696 0 0 4,903 Parish Donations 1,414 0 0 0 0 1,414 1,414 0 0 0 0 1,414 St Bart's Donations 2,492 0 0 0 0 2,492 2,492 0 0 0 0 2,492 St Mary's Donations 1,047 0 0 0 0 1,047 1,047 0 0 0 0 1,047 Russel Bequest 64,095 0 0 (748) 0 63,347 60,982 0 0 3,113 0 64,095 Rutland Road Proceeds 54,111 0 0 (680) 0 53,431 51,496 0 0 2,615 0 54,111 Stephen Road Proceeds 315 0 0 0 0 315 315 0 0 0 0 315 1,397,696 40,888 22,140 (50,644) 0 1,365,800 1,348,554 44,723 27,869 32,663 (375) 1,397,696 TOTAL FUNDS 8,290,734 344,534 559,414 (64,915) 0 8,010,938 8,364,593 430,816 545,780 41,105 - 8,290,734

Page 21

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

NOTES TO THE FINANCIAL STATEMENTS

for the Year Ended 31 December 2025

11A. FUND DESCRIPTIONS

Fund Name Fund Description

Unrestricted - General

PCC General Fund General Parish funds
Clergy Housing Fund for repairs and maintenance to clergy housing
St Mary's Sunday School St Marys Sunday School
St Bart's Sunday School St Barts Sunday School
Fellowship House Fellowship House is a building let to Fellowship House Children's Centre St Alban's
Hall St Alban's Hall Fund
St Mary Magdalene St Mary's Church Fund
St Mary Magdalene Hall St Mary's Hall Fund
St Bart's Centre St Barts Church Centre Fund
St Edmunds St Edmunds Fund
Kitchen St Barts Cafe Kitchen Refurbishment

Unrestricted - Designated

Buildings Fund Fixed Asset Fund for Buildings
Equipment fund Fixed Asset Fund for Equipment – capital grants
St Alban's Hall Fabric Fund Fabric Fund for St Albans
St Edmund's Fabric Fund Fabric Fund for St Edmunds
Stubbers Fund for yearly church organised kids' trip to Stubbers

Restricted

Millennium Fund Restricted fund exclusively for St Mary's
Church Discretionary Alms Fund Fund to be used at the discretion of the PCC
Pantry St Barts Food Pantry project
Charities Fund Money to be donated to other charitable organisations
Parish Donations Money to be donated to other charitable organisations
St Bart's Donations Money to be donated to other charitable organisations
St Mary's Donations Money to be donated to other charitable organisations
Russel Bequest Funds to be used for the maintenance of the whole of St Edmund's building which includes provision of a Walsingham Room
Rutland Road Sale Proceeds Investments funds relating to the sale of a restricted property to be reused for further property
Stephen Road Sale Proceeds Investments funds relating to the sale of a restricted property to be reused for further property

12. RELATED PARTY DISCLOSURES

One member of the PCC is also an elected local councillor in London Borough of Newham where the charity is based (up to May 2023 two and one thereafter). During the year ended 31 December 2025 the following transactions occurred with London Borough of Newham:

	31.12.2025	31.12.2024
Income received: Amount Balance outstanding		Amount Balance outstanding
: - Grants - Nil - Nil : - Community Toilet scheme - Nil 475 Nil : - Ground rent Nature Reserve 200 Nil 400 Nil : - Sundry income - Nil 390 Nil : - Hall letting fee - Polling Station - Nil - Nil Total £200 £1,265		
Expenditure incurred:		
: - Commercial Waste Collection 1,696 Nil 2,565 Nil : - Maintenance – Nature Reserve - Nil 2,890 Nil : - Council Tax clergy accommodation 1,216 Nil 1,131 Nil Total £2,912 £6,586		

Trustee expenses are disclosed in note 3 and trustee donations received during the year ended 31 December 2025 amounted

to £4,590 (2024: £7,880) in addition there were anonymous donations of £1,486 (2024: £1,748) which may have been from trustees.

Page 22

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

NOTES TO THE FINANCIAL STATEMENTS

for the Year Ended 31 December 2025

There were no other related party transactions for the year ended 31 December 2025.

13. FRC ETHICAL STANDARD - PROVISIONS AVAILABLE FOR AUDITS OF SMALL ENTITIES

In common with many other entities of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY
DETAILED STATEMENT OF FINANCIAL ACTIVITIES for the Year
Ended 31 December 2025

Restricted
31.12.25 Total
31.12.24 Total

Unrestricted

funds funds funds funds
£ £ £ £

INCOME AND ENDOWMENTS

Donations and legacies

Planned Giving 28,115 - 28,115 22,912 Collections at Services 6,941 - 6,941 7,196 Gift aid 6,279 - 6,279 6,095 Other donations and appeals 1,134 785 1,919 13,755 42,469 785 43,254 49,958

Investment income

Dividends 10,410 34,613 45,023 44,978 Deposit account interest 1,305 - 1,305 278

11,715 34,613 46,328 45,256

Charitable activities

Fetes and fund raising

Church Hall Lettings and rent 165,984 - 165,984 254,742 Café 24,997 - 24,997 25,034 Other Church activities (inc fees from Weddings & Funerals) 1,696 5,490 7,186 8,181

192,677 5,490 198,167 287,957

Other income

Other Income - Insurance Claims 5,215 - 5,215 - Other income – re-imbursement and recharges 40,820 - 40,820 42,294 Other income - - - Employment Allowance 10,749 - 10,749 5,351 Furlough Scheme - - -

56,784 - 56,784 47,645

Total incoming resources 303,645 40,888 344,533 430,816

EXPENDITURE

Raising donations and legacies

Fetes & other fundraising - - - 1,175 Café and Pantry 8,796 8,655 17,451 19,768 8,796 8,655 17,451 20,943

Charitable activities

Wages 85,570 - 85,570 77,449 Employers National Insurance 10,749 - 10,749 5,351 Pensions 4,918 - 4,918 3,324 Cleaning 12,922 - 12,922 14,643 Sundries 1,228 - 1,228 1,968 Missionary & Charitable Giving 640 - 640 1,142 Parish Share 69,300 - 69,300 67,320 Clergy Costs 14,937 - 14,937 3,988 Church running Costs 27,072 2,254 29,326 34,237 Church Maintenance 7,850 3,979 11,829 16,089 Upkeep of Services 3,586 1,569 5,155 3,206 Parish Office / Admin 20,930 5,683 26,613 20,827 Anniversary celebration - - - Church Hall Running Costs 41,038 - 41,038 43,974 Church Hall Maintenance 18,758 - 18,758 27,701 Major Repairs 2,647 - 2,647 22,230 Property depreciation 165,663 - 165,663 165,663 Equipment depreciation 3,362 - 3,362 3,362 SDF Project – St Edmund 30,642 - 30,642 5,942 521,812 13,485 535,297 518,416

Page 24

PAROCHIAL CHURCH COUNCIL OF EAST HAM TEAM MINISTRY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES for the Year

Ended 31 December 2025

Restricted Funds 31.12.24 Total

£ funds

31.12.25 Total

Unrestricted

funds
£ funds
£

Governance costs

Auditors' remuneration Audit 5,415 - 5,415 5,200 Drafting accounts 1,230 - 1,230 1,200 Disbursements 21 - 21 21 6,666 - 6,666 6,421

Total resources expended 537,274 22,140 559,414 545,780

Net (expenditure)/income before gains and losses (233,629) 18,748 (214,881) (114,964) **Realised recognised gains and losses**

Realised gains/(losses) on investments (14,271) (50,644) (64,915) 41,105

Transfers between funds (net)

Net income (247,900) (31,896) (279,796) (73,859)

Support costs included in expenditure above:

Sundries	1,228	1,968	Church running Costs	29,326	34,237	Church Maintenance	11,829	16,089	Parish Office / Admin	26,613
									34,277	<u>68,995 86,571</u>