

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE

FINANCIAL STATEMENTS

For the year ended 31st December 2025

COMPRISING THE ACCOUNTS OF:

THE PCC CENTRAL FUNDS

THE DISTRICT CHURCH COUNCILS OF:

ST AUGUSTINE OF CANTERBURY

ST FREMUND THE MARTYR

PRIORY CHURCH OF ST PETER

Acting Team Rector:

The Revd Ricky Turner

Parish Office, Parish Hall

Church Close

Church Street

Dunstable

LU5 4RU

Independent Examiner

The Revd Alan A. Clements MA, ACIB, FCIE

15 Carleton Road

Great Knowley

Chorley

Lancs

PR6 8TQ

**The Parochial Church Council of the Ecclesiastical Parish of Dunstable
Registered Charity Commission No. 1130250**

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE

FINANCIAL STATEMENTS For the year ended 31st December 2025

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Independent Examiner's Report.

P.C.C Only

Independent Examiner's Report to the P.C.C. of the Parish of Dunstable in respect of their financial affairs for the year ended 31st. December 2025.

I report on the accounts of the charity for the year ended 31st. December 2025 which are set out in this Report.

Respective responsibilities of the trustee and examiner.

The charity's trustee is responsible for the preparation of the accounts. The charity's trustee considers that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to :

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report.

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement.

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with section 130 of the 2011 Act; and to prepared accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met, or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Alan A Clements

Alan A. Clements. Rev'd.

Fellow of the Association of Charity Independent Examiners.

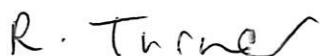
Date 25th. March 2026.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE

BALANCE SHEET AS AT 31st DECEMBER 2025

	Note	Unrestricted funds £	Restricted funds £	Endowment funds £	TOTAL 2025 £	TOTAL 2024 £
FIXED ASSETS						
Tangible	6	320,000	0	0	320,000	320,665
Investments	7	0	0	40,684	40,684	41,168
		<u>320,000</u>	<u>0</u>	<u>40,684</u>	<u>360,684</u>	<u>361,833</u>
CURRENT ASSETS						
Stock		0	0	0	0	0
Debtors and prepayments	8	31,721	5,053	0	36,775	38,661
Short term deposits	9	88,533	172,565	0	261,098	289,690
Cash at bank and in hand	10	11,092	22,818	8,051	41,961	80,811
		<u>131,346</u>	<u>200,437</u>	<u>8,051</u>	<u>339,834</u>	<u>409,162</u>
LESS: LIABILITIES						
Creditors - Amounts due in one year	11	6,353	1,624	0	7,977	4,331
		<u>124,994</u>	<u>198,813</u>	<u>8,051</u>	<u>331,857</u>	<u>404,831</u>
NET CURRENT ASSETS						
		<u>444,994</u>	<u>198,813</u>	<u>48,735</u>	<u>692,541</u>	<u>766,664</u>
TOTAL NET ASSETS						
DCC FUNDS						
Unrestricted	12 (a)	444,994			444,994	455,168
Restricted	12 (b)		198,813		198,813	262,586
Endowment	12 (c)			48,735	48,735	48,910
		<u>444,994</u>	<u>198,813</u>	<u>48,735</u>	<u>692,541</u>	<u>766,664</u>
TOTAL FUNDS						

Approved by the Parochial Church Council on Wednesday 18th March 2026
and signed on its behalf by:



The Revd Rick Turner
Acting Team Rector:



John Bradley F.C.C.A.
Treasurer

The notes on pages 4 to 13 form part of these accounts

THE PAROCHIA_ CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31st December 2025

	Note	Unrestricted funds £	Restricted funds £	Endowment funds £	TOTAL 2025 £	TOTAL 2024 £
INCOME						
Voluntary income	2(a)	136,341	27,563	0	163,904	260,516
Church activities	2(b)	67,138	0	0	67,138	70,994
Activities for generating funds	2(c)	9,265	0	0	9,265	8,194
Income from investments	2(d)	24,416	7,314	1,287	33,016	26,782
Other income	2(e)	8,987	0	0	8,987	6,523
TOTAL INCOME		<u>246,146</u>	<u>34,877</u>	<u>1,287</u>	<u>282,310</u>	<u>373,009</u>
EXPENDITURE						
Church activities	3(a)	250,247	98,768	0	349,015	296,287
Raising funds	3(b)	231	0	0	231	152
Investment costs	3(c)	6,353	0	0	6,353	3,878
Governance costs	3(d)	350	0	0	350	350
TOTAL EXPENDITURE		<u>257,181</u>	<u>98,768</u>	<u>0</u>	<u>355,949</u>	<u>300,666</u>
NET INCOME/(EXPENDITURE)		(11,035)	(63,891)	1,287	(73,639)	72,343
GAINS/(LOSSES) ON INVESTMENTS				(484)	(484)	1,083
TRANSFERS BETWEEN FUNDS	5	860	118	(978)	0	0
NET MOVEMENT IN FUNDS		<u>(10,175)</u>	<u>(63,773)</u>	<u>(175)</u>	<u>(74,123)</u>	<u>73,426</u>
Total funds b/f at 1 January 2025		<u>455,168</u>	<u>262,586</u>	<u>48,910</u>	<u>766,664</u>	<u>693,238</u>
Total funds c/f at 31 December 2025		<u>444,994</u>	<u>198,813</u>	<u>48,735</u>	<u>692,541</u>	<u>766,664</u>

THE PAROCHIA_ CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE
CASH FLOW STATEMENT
For the year ended 31st December 2025

	2025		2024
	£	£	£
Net cash from operating activities		(100,458)	36,122
Cash flows from investing activities			
Dividends, interest and rent from investments	33,016		26,782
Interest paid	0		0
Proceeds from the sale of: Tangible fixed assets	0		0
Proceeds from the sale of: Tangible fixed investments	0		0
Purchase of: Tangible fixed assets	0		0
Loss on disposal of fixed assets	0		0
Fixed asset investments	0		0
	<u>0</u>		<u>0</u>
Net cash provided by / (used in) investing activities		33,016	26,782
Change in cash and cash equivalents in the reporting period		<u>(67,441)</u>	<u>62,905</u>
Cash and cash equivalents at 1 January 2025		370,501	307,596
Cash and cash equivalents at 31 December 2025		<u><u>303,059</u></u>	<u><u>370,501</u></u>
Reconciliation of net income / (expenditure) before investment gains			
Net income before investment gains at 31 December		(73,639)	72,343
Adjustments for:			
Depreciation charges		665	2,525
Dividends, interest and rent investments		(33,016)	(26,782)
Decrease / (increase) in stocks		0	0
Decrease / (increase) in debtors		1,887	(10,391)
(Decrease) / increase in creditors		3,646	(1,573)
Net cash provided by / (used in) operating activities		<u><u>(100,458)</u></u>	<u><u>36,122</u></u>
Analysis of cash and cash equivalents			
CAF Bank	32,999		73,934
NatWest	3,986		3,977
Barclays	1,983		1,983
Lloyds	2,668		657
Cash in hand	326		259
	<u>41,961</u>		<u>80,811</u>
Notice deposits (less than 3 months)			
CCLA - CBF Church of England Deposit Fund	227,126		256,028
NatWest Reserve	33,972		33,662
	<u>261,098</u>		<u>289,690</u>
	<u><u>303,059</u></u>		<u><u>370,501</u></u>

THE PAROCHIA - CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE
NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st December 2025

1. ACCOUNTING POLICIES

The PCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs with the Regulations' "True and fair view" provisions and applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

ASSETS

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from the statutory definition of 'charity' by Section 10(2) (a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Moveable church furnishings

These are capitalised at cost and depreciated over their useful economic life other than where insufficient cost information is available. In this case the item is not capitalised, but all items are included in the Church's inventory.

Tangible fixed assets for use by the charity

These are capitalised if they can be used for more than one year, and cost at least £2,000 each. They are valued at cost or else, for gifts-in-kind, at a reasonable estimate of their open market on receipt.

Depreciation is calculated to write off the capitalised cost of fixed assets over their estimated useful lives depending on the type of asset as follows:

Office equipment 5 years

Land and buildings - the PCC adopts the policy regarding the clergy house (temporarily let) at 95 Evelyn Road, Dunstable of accounting at 'current market value' based on valuations within the last 3 years.

Investments

Investments quoted on a recognised stock exchange or whose value derives from them are valued at market value at the year end.

Short term deposits

These are the cash held deposits either with the CCLA or at the bank.

FUNDS

Unrestricted Funds

These represent the remaining income funds of the PCC that are available for spending on the general purposes of the PCC, including amounts designated by the PCC for fixed assets for its own use or for spending on a future project and which are therefore not included in its 'free reserves' as disclosed in the trustees report.

Restricted Funds

These are income funds that must be spent on restricted purposes and details of the funds held and restrictions provided are shown in the notes to the accounts.

Endowment Funds

These are restricted funds that must be retained as trust capital either permanently or subject to a discretionary power to spend capital as income, and where the use of any income or any other benefit derived from the capital may be restricted or unrestricted. Full details are shown in the notes to the accounts

THE PAROCHIA - CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE
NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st December 2025

2 INCOME

	Note	Unrestricted funds £	Restricted funds £	Endowment funds £	TOTAL 2025 £	TOTAL 2024 £
2(a) Voluntary income						
Planned giving:						
Gift aid donations		56,778	0		56,778	66,560
Income tax recoverable		17,690			17,690	20,144
Sponsorship		308			308	235
Other planned		10,605			10,605	10,799
Collections - open plate		9,465			9,465	9,421
Donations		10,162	20		10,182	11,777
Legacies		6,479	0		6,479	88,810
Grants	15	6,945	27,543		34,488	35,261
Chaplaincy services to academies		17,909			17,909	17,509
		<u>136,341</u>	<u>27,563</u>	<u>0</u>	<u>163,904</u>	<u>260,516</u>
2(b) Income from church activities						
Church hall lettings		56,753			56,753	57,623
Publications and souvenir sales		0			0	20
Fees - weddings and funerals		10,385			10,385	13,351
		<u>67,138</u>	<u>0</u>	<u>0</u>	<u>67,138</u>	<u>70,994</u>
2(c) Activities for generating funds						
Fund raising		9,265	0		9,265	8,194
		<u>9,265</u>	<u>0</u>	<u>0</u>	<u>9,265</u>	<u>8,194</u>
2(d) Income from investments						
Rental income		20,470			20,470	14,388
Dividends - CBF investment funds		0		1,287	1,287	1,086
Bank and CCLA deposit interest		3,946	7,314		11,260	11,308
		<u>24,416</u>	<u>7,314</u>	<u>1,287</u>	<u>33,016</u>	<u>26,782</u>
2(e) Other income						
Electricity Feed in Tariff		565			565	491
Sale of assets		0	0		0	0
Insurance claims		8,372			8,372	5,908
Other		50			50	124
		<u>8,987</u>	<u>0</u>	<u>0</u>	<u>8,987</u>	<u>6,523</u>
TOTAL INCOME		<u>246,146</u>	<u>34,877</u>	<u>1,287</u>	<u>282,310</u>	<u>373,009</u>

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE
NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st December 2025

3 EXPENDITURE

	Note	Unrestricted funds £	Restricted funds £	Endowment funds £	TOTAL 2025 £	TOTAL 2024 £
3(a) Church activities						
Missionary/charitable giving	16	813			813	855
Ministry:						
Diocesan parish share		148,165			148,165	144,778
Clergy expenses		1,606			1,606	1,545
Clergy vacancy		0			0	0
Staff costs	4	19,655			19,655	19,538
Church running expenses		24,436			24,436	27,167
Church maintenance		25,586	14,210		39,796	26,542
Upkeep of services		7,545	21,883		29,428	23,786
Church hall		11,184	0		11,184	45,329
Training and education		0	0		0	64
Depreciation		665			665	2,525
Printing and stationery		455			455	1,056
Office equipment rental		0			0	0
Tech equipment		6,672	62,675		69,347	0
Telephone		1,799			1,799	1,986
Postage		6			6	14
Bank charges		330	0		330	159
Hall bad debts		0			0	0
Sundry expenses		1,328	0		1,328	943
		<u>250,247</u>	<u>98,768</u>	<u>0</u>	<u>349,015</u>	<u>296,287</u>
3(b) Raising funds						
Fund Raising Events		231			231	152
Stewardship costs		0			0	0
		<u>231</u>	<u>0</u>	<u>0</u>	<u>231</u>	<u>152</u>
3(c) Investment costs						
Maintenance costs		3,897	0	0	3,897	2,281
Agent fee		2,456	0	0	2,456	1,597
		<u>6,353</u>	<u>0</u>	<u>0</u>	<u>6,353</u>	<u>3,878</u>
3(d) Governance costs						
Independent examiner's remuneration		350	0	0	350	350
		<u>350</u>	<u>0</u>	<u>0</u>	<u>350</u>	<u>350</u>
TOTAL EXPENDITURE		<u>257,181</u>	<u>98,768</u>	<u>0</u>	<u>355,949</u>	<u>300,666</u>

THE PAROCHIA - CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE
NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st December 2025

4(a) STAFF COSTS	2025	2024
Average number of employees	<u>3</u>	<u>3</u>
Wages and salaries	£ 18,970	£ 18,894
Pension	£ 685	£ 643
TOTAL	<u>£ 19,655</u>	<u>£ 19,538</u>

Employer's NIC was not chargeable as the total for the Parish was less than the HMRC allowance of £3,000 p.a.

During the year the PCC employed the following staff (all part-time):

1 x Administrator	PCC
1 x Cleaner	St Peter/St Fremund
1 x Musician	St Peter

4(b) RELATED PARTIES

No payments were made to any PCC member, persons closely connected to them or related parties (2024: None) during the year

5 TRANSFERS BETWEEN FUNDS

	Unrestricted funds £	Restricted funds £	Endowment funds £
Priory Church of St Peter			
Cheshire Fund dividends to Building Development Fund	669		(669)
Blackwell Fund dividends to Future Curacy Fund	192		(192)
Barnard Fund dividends to Easter Lilies Fund		78	(78)
MacKonochie Fund dividends to High Altar Christmas Flowers Fund		39	(39)
AJ Ward Bequest to general funds	0	0	
	<u>860</u>	<u>118</u>	<u>(978)</u>

6 FIXED ASSETS

	Freehold Land & Buildings £	Church Moveable Furn/Equip £	Church Fixtures & Fittings £	Office Equipment £	Total £
Cost/Revaluation					
Cost at 1 January 2025	92,500	18,632	9,236	2,659	123,028
Revaluation at 1 Jan 2025	227,500				227,500
Additions	0	0	0	0	0
Disposals	0	0	0	0	0
At 31 December 2025	<u>320,000</u>	<u>18,632</u>	<u>9,236</u>	<u>2,659</u>	<u>350,528</u>
Depreciation					
At 1 January 2025		17,967	9,236	2,659	29,863
Charge for the year		665	0	0	665
Disposals		0	0	0	0
At 31 December 2025	<u>0</u>	<u>18,632</u>	<u>9,236</u>	<u>2,659</u>	<u>30,528</u>
Net book value					
At 31 December 2025	<u>320,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>320,000</u>
At 31 December 2024	<u>320,000</u>	<u>665</u>	<u>0</u>	<u>0</u>	<u>320,665</u>

Freehold land and buildings represent the house located at 95 Evelyn Road, Dunstable. This property was purchased prior to 1998 at an original cost of £92,500. The property was last valued at 31st December 2019.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE
NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st December 2025

6 FIXED ASSETS (Continued)

Functional charitable land and buildings are not included in the balance sheet. This comprises the Priory Church Hall which has a valuation of approximately £200,000 (1997). The land was acquired by deed of grant from The Crown Estate in 1839 to be used as a school and later in 1923 the use was changed to that of church and similar meetings. Should this change, outside those permitted by the grants, there would be a right of re-entry to the Crown Estate. Therefore no commercial gain would be realised.

7 INVESTMENTS (ALL ENDOWMENT FUNDS)

	2025 £	2024 £
Market value at 1 January 2025	41,168	40,085
Net gains/(losses)	(484)	1,083
Market value at 31 December 2025	<u>40,684</u>	<u>41,168</u>

Represented by:

	No. of shares		
CCLA - CBF INVESTMENT FUND			
Barnard	122.00	2,708	2,821
Flory	430.38	9,554	9,952
Herington	50.51	1,121	1,168
MacKonochie	60.93	1,353	1,409
		<u>14,736</u>	<u>15,349</u>

Share value at 31 December 2025 was £22.1983 (2024: £23.1227)

CCLA - CBF FIXED INTEREST SECURITIES FUND			
Cheshire	12,858.00	<u>19,643</u>	<u>19,174</u>

Share value at 31 December 2025 was £1.5277 (2024: £1.4912)

CCLA - COIF CHARITIES	No. of units		
ETHICAL INVESTMENT FUND - INCOME UNITS			
Blackwell	2,148.67	<u>6,305</u>	<u>6,645</u>

Share value at 31 December 2025 was £2.9344 (2024: £3.0926)

TOTAL INVESTMENTS		<u>40,684</u>	<u>41,168</u>
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THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE
NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st December 2025

	Unrestricted funds £	Restricted funds £	Endowment funds £	TOTAL	
				2025 £	2024 £
8 DEBTORS AND PREPAYMENTS					
HMRC -income tax recoverable	13,319	0	0	13,319	20,144
VAT reclaim	0	0	0	0	544
Schools - Chaplaincy services	5,223	0	0	5,223	2,918
Hall Lettings	1,369	0	0	1,369	6,070
Prepayments & Accrued Income	11,693	5,053	0	16,746	8,634
Other debtors	117	0	0	117	352
	<u>31,721</u>	<u>5,053</u>	<u>0</u>	<u>36,775</u>	<u>38,661</u>
9 SHORT TERM DEPOSITS					
CCLA - CBF C of E Deposit Fund	57,301	169,825		227,126	256,028
Nat West Bank - Reserve Account	31,232	2,740		33,972	33,662
CAF Bank - Gold Account	0	0		0	0
	<u>88,533</u>	<u>172,565</u>	<u>0</u>	<u>261,098</u>	<u>289,690</u>
10 CASH AT BANK AND IN HAND					
Nat West Bank	3,900	86	0	3,986	3,977
CAF Bank	3,172	21,776	8,051	32,999	73,934
Barclays Bank	1,026	957	0	1,983	1,983
Lloyds Bank	2,668	0	0	2,668	657
Cash in hand	326	0	0	326	259
	<u>11,092</u>	<u>22,818</u>	<u>8,051</u>	<u>41,961</u>	<u>80,811</u>
11 LIABILITIES					
Creditors: falling due in one year:					
Accruals	3,346	1,468		4,814	2,383
Creditors for goods and services	0	0		0	0
Accountancy/Independent Exam.	350	0		350	350
Staff Pension costs	1,328	0		1,328	643
Special collections	0	156		156	360
Charity Grants	343	0		343	345
Hall advance lettings/deposits	986	0		986	250
Other creditors	0	0		0	0
	<u>6,353</u>	<u>1,624</u>	<u>0</u>	<u>7,977</u>	<u>4,331</u>

THE PAROCHIA - CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE
NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st December 2025

12 FUND DETAILS

12(a) UNRESTRICTED FUNDS

	PCC Central	St Augustine	St Fremund	Priory Church of St Peter	2025	2024
	£	£	£	£	£	£
General Funds:						
General Purposes	3,828	30,194	14,881	6,953	55,856	79,512
Bequests, Legacies				0	0	0
Property Revaluation Reserve				320,000	320,000	320,000
	<u>3,828</u>	<u>30,194</u>	<u>14,881</u>	<u>326,953</u>	<u>375,856</u>	<u>399,512</u>
Designated Funds:						
Sub groups						
Church Hall				28,357	28,357	15,806
Choirs				15	15	578
Bellringers				3,955	3,955	3,614
Flowers				421	421	486
Publications				1,443	1,443	1,443
Total Sub groups	<u>0</u>	<u>0</u>	<u>0</u>	<u>34,192</u>	<u>34,192</u>	<u>21,928</u>
Other Designated						
Education Fund - PCC	658				658	627
Projects For 'Living God's Love'	3,177				3,177	3,025
Parish Sinking Fund	10,102				10,102	9,678
Community Coffee		1,126			1,126	971
Special Events		31			31	31
Flowers			0		0	0
Garden			0		0	0
Altar Frontals				464	464	464
Bells				5,752	5,752	5,507
Building Development				1,661	1,661	1,661
Future Curacy				2,127	2,127	2,127
Equipment				437	437	419
Heating System				9,410	9,410	9,219
Organ				0	0	0
Total Other Designated	<u>13,937</u>	<u>1,157</u>	<u>0</u>	<u>19,852</u>	<u>34,946</u>	<u>33,729</u>
Total Designated Funds	<u>13,937</u>	<u>1,157</u>	<u>0</u>	<u>54,043</u>	<u>69,138</u>	<u>55,656</u>
Total Unrestricted Funds	<u>17,765</u>	<u>31,352</u>	<u>14,881</u>	<u>380,996</u>	<u>444,994</u>	<u>455,168</u>

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE
NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st December 2025

12(b) RESTRICTED FUNDS

	Donor	Specified Purpose of Fund	2025 £	2024 £
St Augustine	Mary Townsend legacy	Paschal candles	144	171
	Mrs Jane Cart Trust	Work with young people	348	520
	Mrs Jane Cart Trust	Mental Health Project	2,084	2,153
	Donations	Messy church	52	69
	Dunstable Town Council	Badminton	0	27
	St Albans DBF	Asylum seekers	7	7
	St Augustine congregation - various	Carpet & Maintenance	78	78
St Fremund	Vicky Faulkner bequest	Church hall interior/garage refurbishment	286	274
Priory Church of St Peter	AJ Ward Bequest	For use by the Vicar and Churchwardens	0	48,101
	Mary McKeand	In Memory of Winifred Guymer for education	2,297	2,199
	Family of Olive Leech	Re-planting church garden	173	173
	Church Choirs	Boys' and girls' choirs' singing visits	2,276	2,450
	Phyllis Blake legacy	Mobile font, fabric and upkeep of church	3,837	3,673
	Joe Kendrick grant	School visits	78	75
	Anonymous	Servers' albs and accessories	356	356
	Various	20/20 Vision for church refurbishment	1,666	1,666
	Various	Easter and Christmas flowers	547	522
	Audrey Rees legacy	Church Flower Fund	650	650
	Anonymous	Church hall heating system maintenance	1,073	1,027
	Priory Society of Bellringers	Maintenance/ repair of bells and other restrictions for ringing as minuted	18,598	17,805
	Anonymous	Curate's Expenses	4,617	4,617
	Sue Read	Church linen	100	100
	St Albans Diocese	Chaplaincy expenses	1,757	1,757
	R R Barlow - Bequest 2022	Dunstable Priory Church	55,862	58,054
	R R Barlow - Bequest 2022	Music at the Priory Church	11,752	21,994
	Mrs Jane Cart Trust	Choral Scholarship	0	6,867
	David Fowler - Bequest 2024	Specific items	659	1,500
	David Fowler - Bequest 2024	Dunstable Priory Church	89,516	85,699
			198,813	262,586

12(c) ENDOWMENT FUNDS

These are permanent endowments for the Priory Church of St Peter, Dunstable, which allow for the income arising to be spent on specified purposes as noted.

Name of Bequest	Specified Purpose	Permanent Endowment £	Income Fund £	TOTAL FUNDS 2025 £	2024 £
Flory	Upkeep of the Lady Chapel	9,554	6,730	16,283	16,405
MacKonochie	High altar flowers at Christmas	1,353	-	1,353	1,409
Barnard	Easter lilies	2,708	-	2,708	2,821
Herington	Unrestricted	1,121	560	1,681	1,695
Cheshire	Upkeep of church and services	19,643	-	19,643	19,174
Blackwell	Augmentation of stipend for assistant priest	6,305	761	7,066	7,406
		40,684	8,051	48,735	48,910

13 INSURANCE

The church buildings and contents are insured with the Ecclesiastical Insurance Group at the following sums insured:

	2025 £	2024 £
St Augustine of Canterbury	3,660,000	3,330,000
St Fremund the Martyr	3,660,000	3,330,000
Priory Church of St Peter	29,250,000	29,250,000
Priory Church Hall	753,045	730,028
House at 95 Evelyn Road, Dunstable	414,424	403,085
	37,737,469	37,043,113

THE PAROCHIA - CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE
NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st December 2025

14 CONNECTED CHARITY - THE NASH BEQUEST FUND

The Nash Bequest Fund is restricted towards payments to curates.

At 31st December 2025 the fund comprised the following:

	2025	2024
	£	£
Administered by St Albans Diocesan Board of Finance:		
CCLA - CBF C of E Investment Fund	30,367	31,632
CCLA - CBF C of E Deposit Fund	3,671	3,671
	<u>34,038</u>	<u>35,303</u>
Administered by the Rector and Parish Churchwardens:		
Nat West Bank - Current account	11,066	10,023
TOTAL FUNDS	<u>45,104</u>	<u>45,326</u>

15 GRANTS RECEIVABLE

	Specified Purpose	Unrestricted funds £	Restricted funds £	Total £
St Augustine				
Mrs Jane Cart Trust	Tech Equipment		10,000	10,000
St Fremund				
Mrs Jane Cart Trust	Restoration of porch	4,320	0	4,320
Priory Church of St Peter				
Beds & Herts Historic Churches Trust	General Maintenance	55		55
Mrs Jane Cart Trust	Church Clock	2,570		2,570
Mrs Jane Cart Trust	Choral Scholarship		3,333	3,333
The Dunstable Priory Preservation Trust	Asbestos removal		14,210	14,210
Mrs Jane Cart Trust	Choral Scholarship			0
TOTAL GRANTS RECEIVABLE		<u>6,945</u>	<u>27,543</u>	<u>34,488</u>

16 GRANTS PAYABLE - CHARITABLE

	2025 £	2024 £
St Augustine		
Mary's meals	172	
Centrepont	172	
Smile Train		173
RNIB		173
Beds & Herts Historic Churches	40	40
Priory Church of St Peter		
Beds and Herts Historic Churches Trust	50	40
Bedfordshire Association of Bellringers	20	70
Dunstable Food Bank	360	360
TOTAL GRANTS PAYABLE	<u>813</u>	<u>855</u>



THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF DUNSTABLE

REGISTERED CHARITY No. 1130250

ANNUAL REPORT TO THE CHARITY COMMISSIONERS

FOR THE YEAR ENDED 31 DECEMBER 2025

Aim and Purposes

The primary object of the Parochial Church Council (PCC) is the promotion of the gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England. The statutory function of the PCC is to co-operate with its ministers in promoting in the ecclesiastical parish of Dunstable the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

Objectives and activities

The PCC is committed to enabling as many people as possible to join in worship and mission and to become part of our parish community. The PCC maintains an overview of worship and mission throughout the parish and makes suggestions on how activities can reach and involve people throughout the parish and beyond. Worship puts faith into practice through prayer and scripture, music and sacrament.

When planning activities in 2025, the PCC considered the Charity Commission guidance on public benefit and in particular the guidance on charities seeking the advancement of religion. Primarily, the PCC tried to help ordinary people to live out their faith as part of our parish community, with activity that addressed this need through:

- Worship and prayer
- Pastoral care and support for people living in the Parish
- Mission and outreach work

To facilitate the activities, it was and is important to maintain the fabric of the church buildings and premises for which the PCC is responsible.

Achievements and Performance

Worship and prayer

The PCC worked to support as many people as possible to worship at our churches and to become part of the Parish community in Dunstable. The PCC maintained an overview of worship throughout the Parish and looked to improve on how our services could involve the many communities and groups that live within the Parish. Our services and worship put faith into practice through prayer, scripture, music and sacrament.

Two of our churches also continued to offer online worship. Newsletters and social media enabled contact to continue and new contacts to be made, helping the PCC to fulfil its objectives in new ways and changing circumstances.

During Lent members of our three churches took part in various study groups about reading the Bible in a prayerful way. Through the year our churches offered various courses studying the Bible, prayer and spirituality, which were well supported.

Pastoral care and support for people living in the Parish

In 2025 the clergy conducted occasional offices for those living in the Parish, or connected with it:

Baptisms (up to age 12)	6	(2024: 11)
Baptisms (over age 12)	4	(2024: 2)
Confirmations	12	(2024: 11)
Marriages	4	(2024: 6)
Funerals in church	28	(2024: 29)
Funerals at cemetery or crematorium	13	(2024: 12)

Mission and outreach

The Revd Tim Davis continued to provide chaplaincy services to two local diocesan secondary school academies - All Saints Academy and Manshead Academy. Our clergy regularly led collective worship with the two church schools affiliated with our churches - Ashton St Peter's Primary School and St Augustine's Academy - and our clergy and lay people served as governors in those schools.

Our churches continued to support asylum seekers staying temporarily in Dunstable, several of whom worshipped regularly in our churches, though by the end of 2025 nearly all of them had moved (or been moved) elsewhere. Our churches also continue to support local people in need of emergency food through Dunstable Foodbank – hosting a distribution centre, donating food and volunteering.

All three churches continued to let their halls to external users, raising income and strengthening links with the local community.

Parish Electoral Roll

Adults and young people involved in the churches' worship and activities are encouraged to join the Parish Electoral Roll and vote for churchwardens and officers of the PCC and DCCs. In 2025 we carried out a complete renewal of the Electoral Roll. As at the annual meeting in March 2025, the number on the Electoral Roll was 227, an overall decrease of 10 from 2024, distributed as follows:

Priory Church of St Peter	141 (2024: 155)
St Augustine	59 (2024: 58)
St Fremund	27 (2024: 24)

Structure, governance and management

The Parish of Dunstable is part of the Diocese of St Albans in the Church of England. It comprises the PCC and the three District Church Councils (DCCs) of the Priory Church of St Peter, St Augustine of Canterbury and St Fremund the Martyr.

The ministry team in 2025 comprised: Team Rector, the Revd Rachel Phillips; Team Vicars, the Revd Ricky Turner and the Revd Tim Davis, and a Parish Reader, Keith King who was licensed in 2023 and is based at St Augustine's Church.

In September we were sad to say goodbye to the Revd Rachel Phillips who retired. The Revd Ricky Turner became the Acting Team Rector.

The Annual Parochial Church Meeting (APCM) was held on 16 March 2025 in the Priory Church, to approve the accounts and various reports for 2024, together with elections of PCC members.

PCC

The method of appointment of PCC members is set out in the Church Representation Rules. PCC members include the clergy and churchwardens; representatives to the deanery and diocesan synods; and members elected by those members of the congregation who are on the electoral roll of the parish. All those who attend our services are encouraged to register on the Electoral Roll and stand for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance to the parish, including deciding how the funds of the PCC are to be spent.

The full PCC held four ordinary meetings during the year, receiving reports from the churchwardens of the three churches and discussing matters for which the PCC is responsible, including finance, safeguarding, health & safety and data protection. There were a further four meetings of the PCC's Standing/Finance Committee.

The PCC devoted its June meeting to considering the long-term sustainability of St Fremund's Church, in the light of declining numbers and finances. St Fremund's undertook to conduct a wide consultation and to work towards a new vision for the church and its mission in the parish.

Safeguarding

Throughout the year, the PCC 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). In November, Sean Doyle stepped down as our Parish Safeguarding Officer and Clovissa Moodey (our Parish Administrator), took on this role with the support of the diocese.

Trustees

PCC members who have served at any time from 1 January 2025 until the date this report was approved are:

Ex officio members

Clergy

The Revd Rachel Phillips	Incumbent/Team Rector (until 29 September)
The Revd Tim Davis	Team Vicar
The Revd Ricky Turner	Team Vicar/Acting Team Rector (from 30 September)

Licensed Reader

Keith King

Churchwardens

Claire Dowsing	Churchwarden (Priory Church of St Peter) from 16 March 2025
Shauna Dyke	Churchwarden (Priory Church of St Peter) until 16 March 2025
Pam Ingram	Churchwarden (St Fremund)
Nicola Kershaw	Churchwarden (St Augustine)
Rosemary Turley	Churchwarden (St Augustine)
Georgina West	Churchwarden (St Fremund)
Martin Wild	Churchwarden (Priory Church of St Peter) from 16 March 2025

Elected members

Keren Bonner	
John Bradley	also PCC Treasurer
Shauna Dyke	from 16 March 2025
Kate Klimaytys	
Janet Morton	
Jamie Murray	also PCC Secretary
Jackie Prince	
Judy Read	
Gill Short	
Veronica Yates	
Christopher Young	

The PCC remains thankful to the large number of volunteers who give generously of their time and talents, supporting mission and growth throughout the Parish.

Financial review

The PCC Treasurer coordinated the volunteer treasurers of the three DCCs and ensured that financial records were maintained for the preparation of annual accounts for the individual churches and the consolidated accounts for the Parish.

The net Parish assets decreased by £74,123 to £692,541 (2024: £766,664).

Total income of all funds for the year was £282,310 which decreased by £90,699 from £373,009 in 2024. This was made up as follows:

- Legacies were £6,479 for the year which was £82,331 lower than 2024
- Grants received were £34,488, similar to 2024.
 - The Mrs Jane Cart Trust gave 4 grants.
 - Two to the Priory Church, one of £3,333 for the winter term of the choral scholarship programme (although this was still to be received at the end of the year) and a 2nd of £2,570 towards the repairs to the church clock.
 - One to St Augustine Church for £10,000 for the purchase of the Tech equipment.
 - One to St Fremund Church of £4,320 towards the restoration of their porch.
 - The Dunstable Priory Preservation Trust gave £14,210 to cover the cost of the asbestos removal from the Priory Church
- The total of all donations and tax recovered was £95,562 down by £13,953 from 2024
- Open plate collections were almost the same as 2024 at £9,465
- Hall hire was down by £870 at £56,753. St Augustine was £21,672 (down £8,323), St Fremund £10,091 (up £5,711), and the Priory Church was £24,990 (up £1,742)
- Fees for weddings and funerals fell by £2,966 to £10,385
- Fund raising increased by £1,071 to £9,265
- Rental income rose by £6,082 to £20,470
- Insurance claims increased by £2,464 to £8,372

Total expenditure of all funds for the year was £355,949, an increase of £55,283 on 2024 although it included exceptional costs on tech equipment for St Peter and St Augustine churches which total £69,347. St Peter's £53,133 was mainly funded from restricted legacies from previous years. St Augustine's £16,214 was funded by the £10,000 Mrs Jane Cart Trust grant with the balance coming from general funds. There was also the £14,210 spent on the removal of the asbestos, £6,726 more spent on the choir and choral scholarship, and £7,020 spent on St Fremund's porch and paving, most of which were covered by grants.

Excluding the exceptional items in each year, the regular costs increased by £7,210. The key changes were:

- Increase in parish share paid of £3,387
- Increase of £2,476 relating to fees and maintenance of the Evelyn Road property
- Reduction in the church utility costs of £2,731
- Additional organ maintenance costs of £3,600.

Of the total, income for unrestricted funds was £246,146 of which £136,341 came from voluntary income including planned giving of gift aid donations, income tax recoverable, other

planned giving, sundry donations, chaplaincy contributions, grants, and legacies. Church activities included £56,753 for hall lettings and £10,385 fees received for weddings and funerals. Fund raising brought in £9,265 and rental income from the freehold property £20,470.

Expenditure on unrestricted funds was £257,181 of which the major cost was £148,165 being the Parish's quota contribution to the Diocese of St Albans. This was £3,387 higher than last year with St Fremund starting to build up their payments again. Other expenditure incurred was £19,655 for Staff Costs, £3,600 for Organ repairs, £53,967 for church running, maintenance and upkeep of services, and £11,184 for church halls running/maintenance costs.

Restricted funds income of £34,877 came from £27,543 of grants and £7,314 of interest.

Restricted funds expenditure of £98,768 was made up of £62,675 tech equipment for St Peter's & St Augustine's, St Peter's asbestos removal of £14,210, and Choir honoraria & scholarship costs of £21,833.

Net movement in Parish funds, after fund transfers (including £50,000 transfer from restricted legacies to cover current losses on general funds) and investment gains, is summarised as follows:

• Unrestricted Funds net shortfall	£10,175
• Restricted Funds net shortfall	£63,773
• Endowment Funds net shortfall	£ 175
• Total Net shortfall	£74,123

Reserves carried forward on 31 December 2025 for unrestricted funds for general purposes were £444,994 of which £69,138 had been allocated for sub-groups and designated funds, leaving a net balance of £375,856. Fixed assets account for £320,000 of this, leaving current assets of £55,856. It should be noted that fixed assets are a current selling valuation of £320,000 for the clergy house at 95 Evelyn Road, Dunstable which was the curate's residence and is now let out.

Approved by the PCC on 18 March 2026

and signed on their behalf by the Reverend Ricky Turner (Acting PCC Chair)

R. Turner
