



The Parish of All Saints', East Finchley

Address for correspondence:

All Saints' Church, 35a Durham Road, East Finchley, London, N2 9DP

**Annual Report
and
Financial Statements
of the Parochial Church Council**

for the year ended
31st December 2025

Vicar:
The Ven Ian Chandler

Bankers:
Barclays Bank
Leicester
LE87 2BB

Independent Examiner:
Mr Jeffrey Nettleton

The Parochial Church Council is a registered charity, Charity Commission Number 1130392.

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**THE PAROCHIAL CHURCH COUNCIL OF THE
ECCLESIASTICAL PARISH OF ALL SAINTS, EAST FINCHLEY
ANNUAL REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025**

Aim and Purpose

All Saints' Parochial Church Council (the PCC) has the responsibility of cooperating with the Incumbent, The Venerable Ian Chandler, in promoting in the ecclesiastical parish, the whole mission of the Church, pastoral, evangelistic, social and ecumenical. The PCC is also responsible for the maintenance of the Church which is a Grade II Listed Building

Objectives and Activities

All Saints' PCC has the responsibility of co-operating with the incumbent in promoting within the parish the whole mission of the Church (pastoral, evangelistic, social and ecumenical).

We are:

- a family of people of all ages, for whom God is important and has a central place in our lives;
- ordinary people who try to follow Jesus Christ;
- people who care about the values of our society and the life of our local area as well as the world around us;
- part of the Church of England, administering the sacraments and teaching the faith as received from the Apostles; and
- a very social group of people who enjoy meeting together for quiz evenings, beetle drives, parties, afternoon teas and much more...

The parish is part of the Society of St Wilfrid and St Hilda and is under the jurisdiction of the Bishop of Fulham

An "Open Church" strategy lies at the heart of our thinking in terms of outreach and mission. As a church in the Catholic tradition, we hope to bring the life of prayer and the transformation of all things in Christ to the day-to-day concerns of all men and women of good will in our community. We want our church to be an Open Church.

ACHIEVEMENTS AND PERFORMANCE

Masses are usually said on two weekdays, with additional masses on feasts and solemnities; as well as on Sunday, and the Thursday morning mass is followed by refreshments and has a regular attendance.

Members of the congregation regularly attend Forward in Faith services, and in October Fr Ian led a small group of parishioners on pilgrimage to Walsingham. We are fortunate that our new organist Gary Cheung has continued the musical tradition of the parish, with a small but excellent choir.

We held several social events in 2025. We welcomed Bishop Jonathan to celebrate the Epiphany Sung Mass which was followed by a reception. After the Easter Vigil service we celebrated with sparkling wine and canapés, and then we held a frugal lunch in May for Christian Aid Week. In July we held our Summer Fair, which together with the Christmas Fair at the end of November are our main fund-raising events of the year. We celebrated the Feast of the Assumption with a Sung mass and barbecue in the Vicarage garden. Several members of the congregation went on pilgrimage to Walsingham for the weekend in October. In November we celebrated All Saints' Day with an evening mass at which Fr Stephen Gallagher, the Bishop of Fulham's missionary preached and which was followed by a reception, and we held a table-top sale with local residents taking tables to sell their goods. We were pleased to hold the ecumenical Advent Carol service, inviting other members of Churches Together in Finchley to join us. We had a full range of Christmas services including Carols by Candlelight the Sunday before Christmas and the ever-popular children's service on Christmas Eve. Bookings to use the church for recordings continue to provide much needed income.

We are most grateful to Fr Ian for continuing to serve the parish and encouraging us in our spiritual life, and for the support we receive from Fr Richard.

SAFEGUARDING

The PCC has given due regard to the House of Bishops' guidance on safeguarding children and vulnerable adults., by accepting and endorsing the principles set out in the Diocesan policy for safeguarding children, young people and vulnerable adults, 'Safeguarding in the Diocese of London'. The PCC has adopted a policy statement which confirms, as follows:

- Every person has a value and dignity, which comes directly from the creation of people in God's image. Christians see this potential as fulfilled by God's re-creation of us in Christ. Among other things this implies a duty to value all people as bearing the image of God and therefore to protect them from harm.
- We commit ourselves to nurture, protect and safeguard all our members, particularly children, young people and adults at risk.
- We recognise that safeguarding is the responsibility of the whole church.
- We undertake to exercise proper care in the selection, appointment, training and support of those working with children or vulnerable adults.
- We will respond without delay to concerns or allegations that a child or vulnerable adult may have been harmed, cooperating fully in any investigation.
- We will challenge any abuse of power by anyone in a position of trust.
- We will seek to offer pastoral care to anyone who has suffered abuse.
- We will seek to offer pastoral care and support, including supervision and referral to the proper authorities, to any member of our church community known to have offended against a child, young person or vulnerable adult.

The PCC has appointed a Church Safeguarding Officer and a Children's Champion, as required by the Diocesan policy, and all members of the PCC have been DBS checked. No safeguarding issues were reported during 2025.

FINANCIAL REVIEW

This year has been one of consolidation, with a stabilisation of processes and accounting routines as well as the implementation of more strategic financial aims. I wish to record my thanks to the Vicar, to Jenny and Sally for their support to me as the church's Treasurer.

The total receipts for the year of unrestricted funds were £92,131. Voluntary receipts made up £37,852 of that sum, which included reclaiming some historic gift aid. There was a further £4,802 of restricted income, which was given for specific purposes, often in order to make an improvement to the fabric or worship of the Church. Total income was therefore £96,933.

The value of our share portfolio, which is held in trust for the Church, started the year with a value of £110,838 and ended on 31st December 2025 with a value of £115,864; of which £56,531 is restricted. It is the current policy of the PCC to ask the trust to reinvest the income, less our draw-down for day-to-day expenses which preserves the capital.

Expenditure last year was up from £62,426 in 2024 to £71,234 in 2025. Try as we might the rising utility and maintenance costs have affected our budget notwithstanding that we reduce our quota costs to the Diocese to £25,000. At this level we still have a debit to the Diocese of some £10,000 as at 31st December 2025 and it is the PCC's intention to pay this down and meet the same quota contribution within the 2026 calendar year.

Notwithstanding the increase in expenditure the net result is that in 2025 there was a £25,699 surplus of income over expenditure. At 31st December 2025 the Church held £174,614 in cash at the bank and in hand, of which £58,750 was held in our current account and £115,864 in our deposit accounts. The current account includes £11,477.71 in formally restricted funds (£1,000 for garden maintenance and £10,000 for the refurbishment of the Lady Chapel) and in addition includes Robert Wills' bequest which though not formally restricted the PCC has treated as such.

The Investment funds are made up of the following:

- (i) The White/Lord Bequest – this is restricted. Interest from this account can only be used for the floral beautification of the church. At 31st December 2025 the total funds available are £7,894.11.
- (ii) Brett/Waller Fabric Fund – this is restricted for the use of altar cloths or vestments, and then fabric generally. At 31st December 2025 the total funds available are £34,101.45.
- (iii) Vicar and Churchwardens' Fund – this is restricted for the use for capital purchases or specific projects at the Vicar and Churchwardens' discretion. At 31st December 2025 the total funds available are £13,758.23.
- (iv) Discretionary Fund – this is restricted and not to be used to meet general expenditure. At 31st December 2025 the total funds available are £59,332.79.

- (v) Music Fund – this is restricted for paying for music related items. At 31st December 2025 the total funds available are £777.77

The Church also received an income of £20,000 from the Baker Trust which is not controlled by the PCC and so does not feature in our accounts. This income is unrestricted.

The PCC currently banks with Barclays where we have a general cash business account. The PCC's aim is to maintain a balance of at least £2,000 to meet day-to-day expenditure. If cash above £8,000 is held consideration will be given to transferring some monies to a deposit account.

Looking ahead the PCC is aware that the Quinquennial report raised a number of items of work with respect to the fabric of the church, and foreseeable capital projects are the potential roofing works above the sanctuary and renewal of our heating system.

Richard Doman

CHURCHWARDENS' REPORT

Fabric Report for the Year 2025

Under the "Care of Churches and Ecclesiastical Jurisdiction Measure 1991" the Churchwardens are required:

- to compile and maintain a full terrier of all lands appertaining to the church.
- to compile and maintain an inventory of all articles appertaining to the church.
- and record all changes in a logbook and
- to make an annual inspection of the fabric and furnishings of the Church.

They are also required to report on the above to both the PCC and the APCM.

The following information was reported to the PCC on 29 March 2026 and is hereby reported to the APCM.

During 2025 the fabric of the building was inspected on a number of occasions,

The following were identified, and works undertaken, as a result of the Churchwardens' inspections of 2025:

- Replacement of broken paving stones
- Repair of the outside crucifix cement stand
- The framework and stair rails added to the choir stand in the organ loft.

Work identified on the Quinquennial report 2024 after the 5 yearly inspection by Karen Butti from Thomas Ford.

- Structural engineer Inspection and report with regards to cracks in the Vestry and Apse.
- Derelict noticeboard removed from the left side at the front of church.
- Removal of ivy and other vegetation.

The following works were completed under Faculties previously reported to the PCC and APCM:

- No works were completed under faculties.

The following maintenance was undertaken:

- The annual heater maintenance.
- Yearly PAT testing on all movable electric appliances
- Yearly lightening conductor maintenance
- The annual gutter clean.
- The annual fire extinguisher maintenance.
- The replacement of lamps as necessary.

The logbook was updated to reflect all these works.

Review of the Year

Bookings for recordings have been steadily coming in and added to the Church income which is much needed.

We have increased our take from our investments to £6,000 per quarter (totaling £24,000).

This, together with the collection of gift aid has allowed us to make a surplus of £25,699 which we hope to use to grow the parish in the forthcoming years.

This surplus was down from the 2024 figure, and so there is still more to do and so we do continue to ask that everyone review their financial contribution.

One of the most significant elements of our outgoings is our Common Fund payments to the diocese, we have a slight debt to the diocese for 2025. Recognising our mission focus we reached an agreement with the Archdeacon of Hampstead to keep our 2026 Common Fund at our 2025 levels. However other costs including the general running costs of the church will continue to rise and so it is important that everyone continues to review their giving on a yearly basis and considers signing up for the Parish Giving Scheme.

The Churchwardens have continued to enjoy their good working relationship with Fr. Ian and greatly appreciate all his support in our work. We are thankful for his leadership, care, and support in all aspects of our parish life.

Our parish is also blessed to be able to call upon the services of Fr Richard and we thank him for all the support he gives us.

The Churchwardens would like to take this opportunity to thank all of you who give their time to support the church in so many ways. We thank Barry Law for his duties as caretaker and for seeing that those hiring the church are both welcomed and dispatched.

All of you who give your time during the year on social and fundraising activities, servers, flower arranging, welcoming, the sidesmen, Gary, and the choir, and all of you who ensure we have tea/coffee after Mass.

Finally, we extend our thanks to everyone who continues to worship here; you are all an important part of the All Saints' family and without your regular attendance, prayers and encouragement All Saints' would not be able to flourish. So, thank you to you all for everything you do to enhance the life of our church.

Jennifer Daybell and Richard Doman
Churchwardens

REPORT ON BARNET DEANERY SYNOD

All Saints now has one representative. The number of people is determined by the electoral roll. Meetings are held 3 times a year, March, June and October. Due to the large geographical area of the deanery, synod meets in different areas across this area. This period, it has met in Church End, Child's Hill and Colindale. The meetings begin with worship, that usually over runs. The format is notices, School Governor appointments and new clergy to the deanery. There is then a speaker who focuses on relevant topics. At the last meeting the topic was: The Way of Life – presentation by Mirjam Ngoy-Verhage (Diocesan Discipleship Enabler). Points were made, then discussed in small groups and shared together. It was emphasised the lifestyle of Discipleship should be focused on 3 parts; Staying With God – Sharing Our Journey – Serving Our World. The next meeting in March will focus on: Sharing our Hopes and Prayers, and A Time for Prayer for our Deanery. We also have to appoint 3 Diocesan Synod Members.

Brian C Hooper, Deanery Synod Representative

REPORT ON THE PROCEEDINGS OF THE PCC, 2025

The Parochial Church Council met five times in 2025. The major topics at every meeting have been finance, the fabric of the church building and mission. Our Treasurer has enabled the PCC to see our financial position clearly and plan accordingly. The parish's financial situation has been weak for some years, but we hope that – despite increased costs such as fuel and insurances – we are taking control of our finances. Hall rental fees have been reviewed and increased with effect from 1 January 2026 – these are our main source of income, but of course letting the hall restricts the use we as a parish can make of it. Unfortunately we did not manage to pay our pledged Quota to the Diocese in full in 2025, but the PCC is determined to make up the shortfall in 2026. The Quinquennial Survey of the church took place in October 2024, following which a plan prioritising essential repairs has been made.

Sally Atkinson, PCC Secretary

ADMINISTRATIVE INFORMATION

All Saints' Church is situated in Durham Road, East Finchley, London N2 9DP. It is in the Edmonton Area of the Diocese of London within the Church of England. The correspondence address is All Saints' Vicarage, Twyford Avenue, London N2 9NH.

The Parochial Church Council (PCC) is a registered charity, Charity Commission Number 1130392.

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

Incumbent:

Fr Ian Chandler SSC Chairman

Honorary Assistant:

Fr Richard Buckingham Co-opted

Wardens:

Ms Jennifer Daybell
Mr Richard Doman (from July 2025)
Mr Peter Kinch (until July 2025)

Representatives on the Deanery Synod (Term of Office – 2023-26):

Mr Brian Hooper (Elected APCM 2023)

Elected members (Members are elected at the APCM and the term of office normally runs for 3 years).

Mrs S Atkinson (until 2028), also Electoral Roll Officer and PCC Secretary

Mr R Doman elected Churchwarden April 2025

Mrs Joan Law (until 2026)

Ms Francesca Ross (until 2028)

Mr John Shepherd (2024-27) resigned January 2025

Mr Nicholas Starling (until 2027)

Miss R Tillier (until 2027)

With the reduction in size of pcc length of terms for serving pcc members were chosen by lot.

There was one vacancy following the 2025 APCM.

Structure, governance and management

The method of appointment of PCC members is set out in the Church Representation Rules. The Standing Committee consists of the parish clergy, current and previous churchwardens who are members of the PCC, the Treasurer and the Parish Secretary.

All regular attendees are encouraged to register on the Electoral Roll, and the number on the Roll in 2025 was 37.

Approved by the PCC on 19 April 2026 and signed on its behalf by:



The Ven Ian Chandler



Mr Richard Doman
(Treasurer)

**Independent Examiner's Report
to the Trustees (the PCC) of All Saints' Church, East Finchley**

I report on the accounts of the Church for the year ended 31 December 2025.

Respective Responsibilities of Trustees and Examiner

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

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- To follow the procedures laid down in the General Direction given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act) and
- To state whether particular matters have come to my attention

Basis of 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 prepare 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.



Mr Jeffrey Nettleton
21 March 2025
13 Stanhope Court, East End Road, London, N3 3LU

[illegible]

5. Further Analysis of Receipts and Payments Accounts			Unrestricted	Restricted	Endowment	TOTAL	TOTAL
		Note	funds	funds	funds	2,025	2,024
			£	£	£	£	£
Receipts							
	a) All other giving/voluntary receipts:						
	Donations		3,825	240		4,065	7,355
	Legacy/Bequest					- 0	15,478
	Mothers' Union Subs					- 0	98
			3,825	240		4,065	22,931
	b) Activities for generating funds:						
	Parish magazine - advertising						
	Fund-raising events		748			748	2,898
	Candleboxes		292			292	206
			1,040	- 0	- 0	1,040	3,104
	c) Investment income:						
	CCLA Deposit Fund interest		2,579	2,447		5,026	5,586
	Transfers from trust account		21,000			21,000	20,000
			23,579	2,447		26,026	25,586
	d) Church activities:						
	Fees for weddings and funerals					- 0	587
	Church and Hall Lettings		29,650			29,650	21,490
	Other:-						
	Energy grants					- 0	
	Bank Loyalty Payment					- 0	20
	Electricity refunds		10			10	10
	Walsingham deposits			2,115		2,115	2,525
			29,660	2,115		31,775	24,632
Payments							
	DEC Myanmar appeal			140		140	
	East Finchley Food Bank					- 0	
	Walsingham		991	2,115		3,106	3,071
	Mothers' Union					- 0	102
			991	2,255	- 0	3,246	3,173
	f) Church activities:						
	Diocesan parish contribution		15,000			15,000	11,000
	Clergy and staffing costs		3,920			3,920	1,905
	Church running expenses		12,980			12,980	13,406
	Hall running expenses		7,377			7,377	8,073
	Church repairs and maintenance		6,188			6,188	4,803
	Hall repairs and maintenance		3,034			3,034	1,723
	Parsonage repairs and maintenance		360			360	295
	Garden Maintenance		2,733			2,733	3,740
	Altar requisites		2,264			2,264	2,721
	Printing and stationery		1,713			1,713	725
	Advertising		215			215	1,663
						- 0	
			55,784	- 0	- 0	55,784	50,054
	g) Support costs						
	Choir & Organist		11,840			11,840	8,887
	Bank charges		193			193	256
			12,033	- 0	- 0	12,033	9,143

Appendix A

MINUTES OF THE ANNUAL MEETING OF PARISHIONERS 2025, HELD ON SUNDAY 6 APRIL 2025

Present: Fr Ian and 23 members of the congregation.

1 Apologies were received and accepted from Joan and Barry Law, and Francesca Ross.

2 The minutes of the meeting held on 18 April 2024 were agreed and signed. There were no matters arising.

3 Election of Churchwardens: Three nominations had been received for the post of Churchwarden: Jennifer Daybell, Richard Doman and Brian Hooper. Fr Richard acted as teller, and Jennifer Daybell and Richard Doman were elected. There being no other business, Fr Ian closed the meeting.

Appendix B

MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING, HELD ON SUNDAY 6 APRIL 2025

Present: Father Ian and 23 members of the congregation

1 Apologies were received and accepted from Joan and Barry Law, and Francesca Ross.

2 The minutes of the meeting held on 18 April 2024 were agreed and signed. There were no matters arising.

3 Electoral Roll: Received: The parish had revised the Electoral Roll completely, and all members of the congregation wishing to be on the Electoral Roll had had to make fresh applications. There were now 37 names. This was a true reflection of the parish membership

4 Annual Report and Accounts for the year ended 31 December 2024

a) The report on the proceedings of the PCC in 2024

b) The Churchwardens' fabric report

c) The report on the proceedings of the Deanery Synod.

The Accounts for 2024 had not yet been examined by the Independent Examiner or approved by the PCC.

7 Safeguarding Report

Received: there had been no safeguarding issues of concern in 2024.

8 Elections to the PCC:

There were two vacancies; Francesca Ross was elected leaving one vacancy unfilled.,

9 Independent Examiner

This appointment would be considered by the PCC.

10 Other Business

None had been notified. The Vicar thanked everyone for their contribution to parish life, and Richard Doman thanked Fr Ian in turn for his leadership and support.

The meeting was then adjourned until 26 May, when the 2024 accounts which had been inspected by the PCC's Independent Examiner and accepted by the PCC were received.

