

Registered Charity 1130812

**stmichael&allangels**  
harrow weald

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

**year ended 31 December 2025**



Incumbent:  
The Reverend Jody Stowell  
74 Bishop Ken Road,  
Harrow Weald,  
Greater London  
HA3 7HR

St. Michael and All Angels' Church, Harrow Weald  
95 Bishop Ken Road,  
Harrow Weald, Greater London  
HA3 7HP

The Parish is part of the Willesden Episcopal Area of the Diocese of London

**WELCOMING. GENUINE. INVOLVED. ATTENTIVE**

## **AIM AND PURPOSES**

St Michael and All Angels' Parochial Church Council, together with the Vicar seek to promote the whole mission of the Church; pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of the Church and associated rooms.

## **OBJECTIVES AND ACTIVITIES**

The PCC is committed to encouraging and enabling as many people as possible to worship at our church and to become part of our parish community at St Michael's. The PCC maintains an overview of the life of the church within a particular geographical context and seeks to be an agent for the flourishing of that local community. Our worship services and community groups put faith into practice.

St Michael's Church seeks to work with other churches in the area, and attends meetings of the Harrow Deanery Synod. Participation in these groups enables St Michael's to fulfil our objectives.

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

Activities that were carried out to achieve this are included in the reports that follow. To facilitate this work it is important that we maintain the fabric of St Michael's Church buildings.

## VISION

St Michael's vision is to demonstrate in our actions that God loves all people unconditionally. We aim to join with God in the building of God's Kingdom.

We desire to be a church fully involved with our community, who tell the story of Jesus, offer compassion and kindness to all and who work to make the world a fairer place.

## VALUES

- **WELCOMING:** in all that we do we desire to offer the wide welcome of God. We will seek to include everyone in the worship services we provide and the wider community activities we offer.
- **GENUINE:** we believe that God knows us fully and loves us unconditionally. We will help one another to live holy lives, but we will not pretend; especially when we struggle, we will offer each other support, love and forgiveness.
- **INVOLVED:** we believe that everyone has gifts and a purpose, and is made uniquely in God's image. In the work of the church, we will seek to create opportunities for each person to use their gifts. As individuals we will aim to share in the work to be done.
- **ATTENTIVE:** God is at work everywhere, all the time. We try to be those who are watching for signs of God in our world and as a result join in the work that God is doing.

## MISSION ACTION PLAN (MAP)

The MAP is a 5 year document which can change and evolve within that 5 years to keep up with where we are at, as a church. The Leadership Team have authority from the PCC to adapt the MAP each year, to represent what has happened, and new ways in which God is leading us. This ensures that the MAP serves us as a community listening to God, who sometimes doesn't let us know God's 5 year plan! The MAP can be found at the back of church or from the office and is due for full review in 2027.

## **DIOCESESAN REPORT**

To be added.

## **VICAR'S REPORT**

To be added.

## **CHURCHWARDENS' REPORT**

**Mary Deans**

The churchwarden role covers a variety of activities. As nobody feels able to cover all these roles, we have established a team of people to cover the activities as follows:

- Mary Deans: Services, Clergy well-being, Leadership Team and Fabric.
- Simon Stanley: Services and Fabric.
- Robert May: Building Administration.

For legal purposes the churchwarden team is represented by Mary Deans and Simon Stanley.

## **CHURCH REPORTS**

### **OUTREACH**

St Michael's seeks to be a place of God's love in the community, to which all are welcome. We take seriously the call to be those who are fully hospitable, and to also go out into the community with the message of that love. God's mission is about being those who both 'draw in' and 'send out.' The reports below give a fantastic picture of the many events and opportunities that St Michael's offers in order to be true to that call.

### **Community Events – Jody Stowell**

We have a number of community events over the year and we have weekly offerings of Church Based Exercise, T in the Afternoon, English Class and Toddlers.

Here is a snapshot of the 'one-off' events that we do:

With thanks to Anita and her team, who organised and hosted our quiz in March 2025. As usual we saw people from our congregation and local community, as well as other local parishes and groups. Some money is made at this event, but the main point is to draw people together and to be a blessing to the community of which we are a part.

Similarly, with thanks to Rosemary, we held our Christmas Cracker in December 2025. The event went well and it was lovely to see old and new friends from the community around us.

A new event in September 2025 was our Bingo with Cheese and Wine evening. This was organised and led by Lorraine Hammond, the activities coordinator at Sancroft Hall, where Jody leads a service of Holy Communion once a month. Anita assisted Lorraine from the St Michael's team. We had a nice number of people, including those from other groups who enjoyed the fun and the cheese!

Jeff Edmunds organised and ran the Christmas Sing-Along which was joined by 'Don't Fret' Guitar group and a Community Choir again. It was great to have these community groups together and there was a suggestion of doing a Spring/Summer 'Pimms and Hymns' event with these groups too.



### **Chair Based Exercise – Jody Stowell**

Chair Based Exercise continues and although sadly Wendy our instructor had to step down during the year, we now have Emma Baffo who joined us in September 2025. As I always say, this group is more than the sum of its parts, and not only encourages keeping mobile or recovering from injury, but supports people in their mental health and offers community in an isolated society.

### **T in the Afternoon – Sandra May**

T in the Afternoon continued to offer a welcome to everyone in the local community every Tuesday from 2:30 to 4 pm. We offer tea, coffee, cake and biscuits and we have a range of board games available, and table tennis. It provides an opportunity for people to relax in an informal setting, to chat and make new friends.

We follow on from the Chair Based Exercise Group and many of that group stay to join us. The number of people attending each week has increased in the last year, following a drop in numbers after Covid.

Many thanks to Chris and John Joyce who stood down in July as hosts after 12 years of faithful service. After a short break, the group continued for the rest of the year.

Together with Chair Based Exercise, we are registered as a Warm Hub on the Harrow Council list of Warm Hubs.

## **School Visits – Jody Stowell**

In 2025, we have continued to welcome Belmont School for Easter Cracked and Christmas Unwrapped. Jody was in Belmont for the Life of Jesus lessons in January 2025.

Weald School also visited us for the Prayer and 'What I might find in Church?' visit in Oct 2025

It's great to have such good links with 2 of our local schools, and it is always good to remember that even when these children are not those who attend on Sunday mornings, that we have the opportunity to bless, and be blessed by, them and their teachers regularly over the year.

## **English Class – Jane Price**

2025 showed a steady attendance of between 6 and 10 students, from a number of countries: Poland Romania, Iran, Iraq and Afghanistan.

We have been meeting either in the small meeting room or Church. Some of the students have formed friendships within the group and help each other with recommendations of classes in which they can achieve progression and attain certificates. These may be at Kenton Learning Centre or Stanmore/Harrow College. One or two are now actively seeking employment.

Bakre, an IT teacher from Iraq, has been pleased to use our overhead projector and practise sessions he has planned to teach at Kenton Learning Centre as a volunteer. This has been slightly hindered by the fact we mostly have Apple I pads and he teaches on laptops.

Belmont school has shown interest in our group and we're hoping to welcome new parents from the school in the New Year.

## **Food Bank – Mary Deans**

During 2025 we continued collecting for Harrow Foodbank. Thanks to all who have given.

Two boxes are provided in the Church foyer: one for food and the other for toiletries.

Lists of what they would like to collect each month can be found on their web site:

<https://harrow.foodbank.org.uk/give-help/donate-food/>

Small and regular size items are best – they can be given to both small and large families and are easier for people to carry home from the foodbank centre.

They also need shopping bags to help deliver produce.

## Street Pastors – Quinton Stowell

We have been operating in Harrow for fourteen years. There are now 27 fully trained Street Pastors and we are able to patrol six times per month. We have expanded the number of patrols to match volunteer availability.

We patrol the streets of Harrow and Wealdstone on Friday nights from 10:00pm to 2:00am and occasional Saturday afternoons from 1:00pm to 5:00pm with the aim of “caring, listening and helping” those in the community that we meet. We patrol in the main town centre area of Harrow and along the main road to Wealdstone. We have kit bags to respond to individuals needs (flip-flops, blanket, water, lollipops etc), and signposting information to local services.

Statistics for 2025:

- 72 Street Pastor patrols.
- 941 volunteer hours out on patrol.
- 614 volunteer hours of prayer support.
- 77 people helped on the streets.
- 575 bottles or glasses disposed of.
- 45 lots of broken glass swept up.
- 51 referrals made for people to be signposted to other organisations (e.g. homeless/drug support/hospital etc.).

Of the 51 people we have been able to signpost to other organisations many of them have been homeless people in real need of help. We have referred most of them to StreetLink, and in the winter months have worked directly with Firm Foundation who run the winter night shelter.

We are also working more closely with Harrow Council by participating in the annual ‘Rough Sleeper Count’ and being involved in the Single Homelessness Forum and Housing Strategy.

## Firm Foundation – Quinton Stowell

The winter night shelter ran from January to March 2025 and we joined forces with the Harrow Street Pastors to make a catering team to provide meals for the shelter guests on six separate evenings.

Our volunteer team comprised Anita, Emma, Jane P, Jeff, Justin, Nicky and Quinton from St Mike’s along with Anne R, Carol, Chloe, Jane W, Jill, Margaret D and Vivien from Harrow Street Pastors. This year we were using the kitchen facilities at the Welldon Centre. It was a good experience of working together and providing a welcoming, safe environment for the shelter guests.

This year we also provided additional volunteering support with the ‘male sleepover’ role where the volunteer sleeps on a camp bed in a separate room, just in case anything occurs, and the paid worker needs support. In 2025 the St Mike’s team did 22 of the 90 nights, with Justin and Quinton taking the lion’s share. Thanks to all our volunteers for your help.

## **Open Church – Jody Stowell**

The Church is open for individual prayer every day, normally from about 9am-4pm.

We often have people who come regularly to pray and/or light a candle and the space is a blessing to many unseen visitors, or those who pass by. We often see people stop on the other side of the road and make a sign of the cross as they pray and pass the building. It is a reminder that we do not know the seeds of faith which are prompted simply by making the space obvious and available to our community.

In order to make sure that there is personal security for those who work alone in the church building, if there is a lone worker then the wooden doors into the narthex are locked and anyone desiring to pray can use the prayer space in the glass entrance. There are a number of prayer resources in this area, as well as comfortable seating.

Thanks to Jane Price, Simon Stanley and myself, for opening and closing the church and enabling this opportunity to our local community.

## **Harrow Deanery Synod – Emma Webber**

The Deanery Synod met three times in 2025.

The first meeting took place at St Peter's West Harrow on 4<sup>th</sup> February. The Revd Jon Lindsay-Scott (Vicar) welcomed synod members, guests and led us in worship. The Revd Matthew Stone (Area Dean) conducted brief Synod business including welcoming the Revd Irene Lawrence and reviewing deanery vacancies. This was followed by updates from Diocesan and General Synods.

The main part of the meeting focused on the return of the Willesden Area Roadshow led by Bishop Lusa, Archdeacon Catherine, and the Directors of Mission and Ministry. They reminded Synod members of the Diocesan Vision and how in Willesden there is an overwhelming desire to create a culture of leaning into being intergenerational, intercultural and missional.

Our second meeting on 10<sup>th</sup> July, at St Paul's South Harrow, began with Evening prayer led by the Revd Steve Taylor (Joint Vicar), followed by an introduction to the church and worship.

The main focus of the evening was churches and disability, led by the Revd John Beauchamp, Diocesan Disability Ministry Enabler. John noted that while some churches are well equipped, there is always room for improvement. He emphasized the responsibility to ensure that buildings and services are accessible and inclusive for all. There are many things we can each do, John encouraged us to start by looking at the easy wins, and pointed those present to accessible resources to assist in this.

This was followed by a short presentation of the Ministry Experience Scheme, a review of deanery accounts, and four applications with presentations of £1000 Mission Fund Grant. All four applications were successful: St Anselm, Hatch End to improve the sound system; St Peter West Harrow towards "Bubble Church"; St Anselm Belmont for improved signage; St Mary Kenton towards the Mission Experience Scheme. Further Synod business included welcoming new clergy, celebrating the newly ordained priests, Diocesan and General Synod Reports, Confirmation of elections (Emma Webber as Honorary Secretary, Graham Hamwijk as Foundation Governor Holy Trinity School Northwood,



Graham Nicholson and Marjorie Mott as foundation governors of St John's School, Stanmore. Following the meeting Mike Still was elected as a clergy representative on the Deanery Standing Committee. And finally, Robert May was thanked for over 16 years of exemplary service as deanery secretary.

Our final meeting of the year began with refreshments and student led worship at Holy Trinity School, Northwood on 4<sup>th</sup> November. The choir were from Holy Trinity, the orchestra from St John's School Stanmore. This was followed by a welcome and introduction to the new grouping of four local CofE Schools through the Ecclesia Partnership.

This was followed by presentations by four local speakers on Embracing Interculturalism looking at welcoming, openness, diversity, learning from one another and mission. This section was concluded by a time of questions to the panel. And the meeting was then concluded with news of the Bishop of London consultation, and a request for Carollers at St Lukes Hospice.

### **Bereavement Drop-In Centre – Jeffery Edmunds**

The drop in has received ten new attendees in 2025. Not all of these have continued to attend but the number of attendees is increasing and the group is generally positive and lively. Some attendees have left the group or failed to attend in the period, whilst others have visited sporadically.

Attendees have been asked not to arrive too early, as admittance will depend on there being two persons on the premises to greet them.

The staff numbers have remained the same, following a rota. Three other helpers from other churches/organisations have attended at different times as additional voluntary help or to cover for absences, including some HT church members.

A Christmas party was held on 18<sup>th</sup> December 2025 which was well attended and enjoyed by all. The Drop is run by myself and Hilary Combs with the support of the team on rota, at Holy Trinity, Wealdstone, supported by the Rev Simon Johnson and Bereavement Care, Harrow

### **Magazine – Justin McAllister**

In 2025, Justin put together 2 magazines – Spring and Autumn – you can email him with any articles or comments on [justinperfect39@gmail.com](mailto:justinperfect39@gmail.com).

### **Fair Trade – Jane Price**

Jane Wedrake, our Fair Trade contact has again volunteered to bring her Fair Trade goods to sell at Easter time (including Easter Eggs) and at the Christmas Bazaar. As the Bazaar took place in December, then ordering and collecting Advent calendars became a bit of an issue. Jane said that they enjoyed the Bazaar, but lower numbers meant less money was made.

## **GATHERED WORSHIP**

Another aspect of our life at St Michael's is to make sure that we meet together to seek God and worship God. This happens in a number of ways which are appropriate for different ages and styles. Our reports below give an exciting view of the different aspects of worship people encounter on visiting and being part of St Michael's.

We also Live-Stream our services.

### **Services and Preaching – Jody Stowell**

We have continued to have multigeneration services for our 10am Sunday Services and the monthly format is the following:

1<sup>st</sup> Sunday 8.30: Holy Communion

1<sup>st</sup> Sunday 10am: Multigenerational Service of the Word - Circle

2<sup>nd</sup> Sunday 10am: Multigenerational Holy Communion – Front-facing

3<sup>rd</sup> Sunday 10am: Multigenerational Holy Communion – Circle

4<sup>th</sup> Sunday 10am: Multigenerational Holy Communion – Front-Facing

[5<sup>th</sup> Sundays following the front facing format]

We make sure that there are interactive activities available at all services, but in particular in the circle format we have interactive prayer. The sermons are generally limited to 10 minutes in order to recognise our whole community's needs. We need to make sure that we are committed to there being true intergenerational engagement in every service, whether circle format or front-facing format.

We have also started to have Toddler Sundays – with 2 in 2025, in October and December. These have been on the first Sunday of the month, these are the services with no communion, so are shorter. The format is in the circle and we have more activities for younger children, with small chairs and tables in the centre of our worship space.

One Sunday a month we have set prayers which are read by a volunteer on the day, and one Sunday a month a member is asked to prepare prayers – this is done in hope that people will gain confidence to prepare prayers if they give it a go with the set prayers. We also ask people to volunteer to read the bible readings on the day – people can look in advance on the notices, to practice the bible reading in advance, if they would like to volunteer to read on the day, but would like to practice. This is all to try to encourage as high participation in the service as possible. Anyone might take on a 'role' during the service!

The preaching program consists of lectionary readings as the predominant readings that we use, with normally 2/3 themed sermon series during the year. These series normally consist of one thematic series and one studying a particular book of the bible.

We have studied the following so far:

May 2014	Creator, Redeemer, Sustainer		
July 2014	Bible: 2 Corinthians	Jan 2019	Bible: James
Sept 2014	Being Disciples	May 2019	Growing in Faith
Dec 2014	Bible: John	July 2019	Bible: 1 Samuel
Jan 2015	Sit, Walk, Run	Sept 2019	Bible: Exodus
May 2015	Bible: Esther	Oct 2019	Confidence in Faith
Sept 2015	Giving	Feb 2020	Bible: Luke
Jan 2016	Bible: Revelation	[May 2020	<i>God's Justice</i> ] COVID
Feb 2016	Vision and Values	Jan 2022	Bible: Matthew
Apr 2016	Bible: Philippians	July 2022	Bible: 1 Corinthians
July 2016	Christianity is Irrelevant	Oct 2022	God at Work – Testimonies
Sept 2016	Mind, Body, Spirit	June 2023	Simply Faith
Dec 2016	Bible: Isaiah		Christian basics series
Feb 2017	Bible: Mark	Jan 2024	Ruth
July 2017	Being a Christian	May-June 2024	Simply Disciples
Oct 2017	Bible: Genesis		Christian basics series
Sept 2018	God's Great Welcome	Jan 2025	Ephesians
		Oct 2025	Pilgrim Course – Creeds

### **Sunday Service Attendances – Robert May**

These numbers are very similar to those reported for the previous year.

Average attendance at Intergenerational Holy Communion was 25 (over 16 = 24, Under 16 = 1).

Average number of communicants was 24 (over 16 = 23, under 16 = 1).

Average attendance at Intergenerational non-Eucharistic Services was 25 (over 16 = 24, under 16 = 1).

### **Singers and Musicians – Robert May**

The singers and musicians have continued to lead our shared worship on Sundays. Four members of the congregation have been involved in leading the singing on Sunday mornings. A number of new songs have been introduced during the year.

### **Prayer – Jody Stowell**

We continue to enjoy our outside space as a creative opportunity for offering a place of prayer. During Advent and Christmas, we have Nativity and Ephiphany scenes to encourage a place of reflection and prayer during that season.

For Lent and Easter, we have an Easter Garden Tomb, Stations of the Cross and a Christmas Tree Cross available for reflection.

We continue to offer the entrance foyer as a prayer space. People have the opportunity to use a prayer station, which gets refreshed twice a month, to pray using the prayer tree, take a knitted

prayer cross, use the Holy Water stoup, finger labyrinth and light a candle. We also have prayer cards for people to take which offer prayers for different circumstances.

We have continued to meet twice a month for prayer, on Saturdays 11am-12pm. We normally have about 7 people meet to pray. This consists of the opportunity to engage with individual prayer, the church is available for this, or the chapel, and there are usually 2 prayer stations set up as a resource. We then come together in the group and we discuss what God has been saying to us in our prayer time – this is written on the flip chart for everyone to be able to see and engage with, and also copied into our book for this purpose, and so that we can look back and see what God has been saying over time. We then pray together in the group. There's something for everyone, no matter how you pray!

### **Flower Displays – Jane Price**

The flower team continues to consist of Pam and I and we enjoy arranging flowers together outside of Advent and Lent. These arrangements tend to be somewhat simpler these days as we are using vases and chicken wire to replace oasis, since Eco church.

The highlight at Christmas was when, Pam and I having chosen £68 of flowers at Waitrose for display, found the man at the checkout gave them to us free of charge, as they were for church!!!

### **Toddlers – Jody Stowell**

After a fragile start to the restart of Toddlers in September 2023, we have found that we are fairly stable at around 15 children each week. We find that we have a good core of regulars and often have one or two new children each week. We pray for people and there is a 'prayer box' where those who want to can leave requests. We had one amazing answer to prayer that you can ask me about!

## **FELLOWSHIP**

Friendship and meeting together to strengthen our relationships and to encourage each other in our discipleship is an important part of our life together at St Michael's. Through relationship we are more open to God's love and to offering that love to others. Members of the congregation are encouraged to share time together after the Sunday morning services and there is always a pot of coffee brewing and ready for any who come to the church at different times throughout the week. There are several groups who meet during the week, and the reports below give you an idea of the variety available for you to get involved with.

### **Fellowship Group – Robert May**

We meet fortnightly on Tuesday evenings from 7.30 p.m. The number attending has varied from 3 to 5 with an average of 4. For the first part of the year we finished using the Scripture Union Lifebuilder Study guide "The Fruit of The Spirit" by Hazel Offner for three sessions. After the summer break we used the Scripture Union Lifebuilder Study Guide "Miracles – Signs of God's Glory" by Douglas Connelly for five sessions. We will continue using this Study Guide during 2026 and will join the Church Course "Treasures of Darkness: Discipleship in Times of Mystery and Unknowing" during Lent.

Anyone in the congregation who feels that this time of midweek fellowship, bible study and prayer would be helpful to them, is welcome to join us. There is a poster on the church notice board with the dates, venue, and subjects for our meetings.

### **Courses – Jody Stowell**

During 2025, we did a course during Spring, the Prayer Course 2, and two courses in Autumn, one during our Sunday morning services, the Pilgrim Course, looking at the Creeds, and Being With. Being with was intended as a spiritual explorers' course – however we had Christians from other communities join us, and it was really lovely and a great place to deepen relationships with God and each other. The Pilgrim Course was a different way of doing a course in which we took the course to the people – we found that because sometimes people struggle to come to courses run in a evening, it would be helpful to use the sermon slot in the Sunday service to encourage people to active learning. It takes time to get used to this way of worshipping on a Sunday morning, but we felt this was a good way of helping people to deepen their understanding.

We also encourage reading books of the Bible, with some evenings to discuss our thoughts on what we've read – so this is individual reading, with a group discussion.

So far we have read the following:

2019 1 Corinthians, 2019

Jan 2025 Mark

May 2025, Romans

Oct 2025, Genesis

### **Friday Knitting Club – Jane Price**

Knitting club is largely disbanded, especially now that Helen has left Adderley Road. We occasionally make a concerted and distanced effort to produce items for sale at the Bazaar. Jan Bevan contributed a few items from her efforts at home.

Cliff and I took a table at St John's school again. We sold £55 worth of goods but £40 went to pay for the table.

The knitted decorations no longer seem to be in demand and we need to think again.

My friend Christin has done very pretty prayer cloths for us and is making some more.

### **Pastoral Care Team – Sandra May**

The team continued to be available for any Pastoral Care needed by members of the congregation. We met regularly to share and pray together. We thank Pam Wright for her support; Pam retired from ministry in July.

## **FINANCE AND BUILDINGS**

Money and 'stuff' are spoken about by Jesus often. This is because he knows that people can get caught up in accumulating wealth and this has an effect on our soul! At St Michael's we are seeking to be those who look after the things we have (buildings and money) well, but who are generous and open handed and hearted in the managing of those things. The 'stuff' that we have must be used in the service of the mission that God has given us, as a community of God's people in Harrow Weald.

Below are reports which give an idea as to how God has been using our 'stuff' in 2024.

### **Finance Report – Rosemary Mackenzie**

The accounts are prepared on a receipts and payments basis, meaning we only account for monies coming in and being paid out during the year. No accruals are made.

Our total income for 2025 was nearly £18,000 more than that received in 2024. Although our stewardship income was less than 2024 and is still declining we received generous donations on which we could claim gift aid. Our church rental income accounted for most of the increase in income due to a Pre School nursery using our facilities. Unfortunately, the preschool are leaving our church in March 2026 so this is a major loss to our 2026 income.

Interest received from our deposit at the Central board of Finance is quite significant although this is declining as interest rates are going down..

The Chair based exercise class is now funding itself and the contributions towards these classes is now shown in the income section. The costs of the trainer are included in the outreach expense.

Our heating costs are greatly increased but this is to be expected with the general increase in prices for gas and electricity.

We paid £52,000 towards our common fund commitment. This is still only about half of the Diocesan costs needed to run our parish. We will be subsidised by other larger parishes that can afford to contribute much more than the basic costs. The common fund covers the costs of clergy salaries, pensions, national insurance, council tax, clergy housing and maintenance thereof, and clergy training. Support is provided on other issues such as safeguarding, parish property, youth and children, law, fundraising, finance and grants.

Due to our increased income, we had a net surplus of income over expenses for the year of £406 which when added to the surplus brought forward from 2024 gives us a surplus to carry forward of £1118.

The different categories of our expenditure was similar to 2024. A lot of costs such as insurance, salaries, telephone are essential and of course heating costs are increasing. Our expenditure on church repairs was less than 2024 but we did have one off legal fees of £3927 relating to the agreement between the church and the preschool nursery.

The budget for 2026 is showing excess expenditure over income of £15790. We are encouraging new church members to join our stewardship scheme and as always, we are extremely grateful for the generosity of donations received. We joined the parish giving scheme in 2025. This scheme collects the stewardship contributions monthly by direct debit and deals with the gift aid claims so reducing the administration burden of the church. Anyone not in the scheme is encouraged to join. Thank you everyone for all your support financial and otherwise.

## **Fabric Report – Mary Deans**

Fabric work is the responsibility of the PCC with Mary Deans facilitating. Works undertaken during 2025 were as follows.

- Some modifications were made for the Pre-school: fencing outside the Garden room, opaque covering for internal windows and bolts on doors.
- A chain was installed across the front parking spaces.
- Minor repairs, e.g. to a window were made as required.
- Maintenance / inspections of boilers, gutters, lightning conductor, Heating system, Fire extinguishers & alarm and PAT testing have happened as normal.
- Work mornings on the 1<sup>st</sup> Saturday of each month organised by Simon Stanley / Mary Deans continued. Thanks to all who come!

The Quinquennial Inspection (QI) report was received 25/11/25.

Broadlawns Court Flat and Garage: Quintin Stowell continues to manage these on behalf of the church. No significant work required in 2025.

## **Church Letting – Sara Devane**

The Montessori Nursery started renting the Garden and Wykeham Room from April this year for 3 days a week term time.

Rethink Mental Illness on behalf of 'Don't Fret Music Groups' have continued to rent our Garde Room on a Sunday afternoon throughout the year and currently have funding until the end of March 2026.

The Metros running group who started renting the Wykeham Room on a Monday evening in mid-October 2024, continued to rent it until Mid-April 2025. They started to rent again in October 2025 and will continue to rent from us through the colder months.

The antenatal first aid course continued to rent our Garden Room regularly throughout the year.

Jackson Ltd Musical Therapy rented the small meeting room for 15 weeks over the spring /summer.

We have also had 2 parties and 1 meeting.

The income we received from lettings in 2025 was £21,427.00 compared to £6447.00 in 2024.

## **Franklin House, Broadlawns Court – Quinton Stowell**

The tenancy at Franklin House has continued with minimal issues. Following the rent increase in June 2023 the PCC reviewed this in December 2024 and decided to maintain it at this level for 12 months. The current tenants are happy to remain there long term. I have reviewed our current periodic management; gas checks, electrical checks, insurance, energy performance certificate, ground rent, lease service charge, property inspection and residency permits.

All are currently up to date, and I have an overview document to check for renewal dates.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The method of appointment of PCC members is set out in the Church Representation Rules 2020. The membership of the PCC consists of the Incumbent (our vicar), the churchwardens, and members elected by those members of the congregation who are on the electoral roll of the church. All those who attend our services as members of the congregation are encouraged to register on the Electoral Roll and to 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.

### **Electoral Roll – Sara Devane**

Electoral Roll February 2026: 43

Deletions: 1 (due to death)

Additions: 1

### **Committees**

During 2024, the following committees and teams have operated

Leadership Team (Standing Committee)

Pastoral Care Team

The Leadership Team, which is also the Standing Committee of the PCC, has met as required to discuss issues of importance to the wellbeing of the church. Minutes of these meetings are circulated to the PCC.

Fabric and Finance is better handled within the PCC itself.

The Pastoral Care Team coordinates the pastoral care for St Michael's. The Pastoral Care Co-ordinator ensures that the Vicar is kept up-to-date with pastoral care needs.

### **Parochial Church Council Report – Mary Deans, PCC Secretary**

The PCC held 6 meetings during the last year. Our meetings are now a hybrid of in-person and zoom. Safeguarding and Finances are discussed at all meetings.

Regarding Finance, we are very grateful for continued stewardship and donations.

- At our first meeting in January, we discussed Pre-School, fabric and liaison with other churches.
- At our meeting in March, we reviewed finances for the APCM, the annual report and Pre-School.
- At our April meeting we appointed people to various roles.
- At our June meeting, we discussed Pre-school, courses, policies, Mission Action Plan and risk



assessments.

- At our December meeting, we discussed arrangements for Christmas, policies, Mission Action Plan and risk assessments.
- At our second (additional) meeting in December we discussed Pre-school.

We continued to hold regular bi-monthly Saturday morning prayer meetings.

## **PCC Membership – Mary Deans**

The PCC members who served from 1 January 2025 until the date this report was approved are (# indicates members of Leadership Team = Standing Committee):

### **Ex Officio members**

Incumbent: Reverend Jody Stowell, Chair #  
Church Wardens: Mary Deans, Vice Chair, (Secretary) #, Simon Stanley  
Deanery Synod: Robert May (and Church Warden Team)

### **Elected Members**

Denis Barker (Treasurer) #  
Jane Price  
Jeffery Edmunds  
Anita Jarvis  
Elizabeth Stewart #  
Justin McAllister

### **Co-opted Members**

Rosemary Mackenzie

## **Pastoral Assistants and Commissioned Ministers**

In 2025 our Pastoral Assistants were

Jeffery Edmunds  
Sandra May  
John Slaughter

They work together as our Pastoral Care Team.

## **Safeguarding Compliance and Report – Jody Stowell**

At St Michael's we aim to create an environment which is welcoming, respectful and enables safeguarding concerns to be raised and responded to openly and consistently.

In order to achieve this:

- we seek to have a named Parish Safeguarding Officer (PSO) to work with the Vicar and PCC in establishing and maintaining procedures and practices in accordance with the legislation.
- Provision of up to date Parish Safeguarding Policy and handbook
- Trained relevant church members to Basic, Foundation and Leadership Level

- Safer recruitment practices
- Information on Safeguarding displayed within various sections of the church with contact details

Mary Deans and Jody Stowell have been holding the Parish Safeguarding Officer role in the absence of someone to take on this role. This is not ideal and if you would like to look at offering this ministry to St Michael's, please do be in touch with us.

Our Parish Safeguarding Dashboard is updated by Jody and we look to review safeguarding at every PCC. The Dashboard prompts when training or DBS is out of date.

Sara Devane is our DBS checker and calls people to update their DBS when necessary.

### **Administrative Information**

St Michael's Church is situated in Bishop Ken Road, Harrow Weald. The Parish is part of the Willesden Episcopal Area within the Diocese of London. The correspondence address is: The Parish Office, St Michael's Church, 95 Bishop Ken Road, Harrow Weald, Greater London, HA3 7HP.

The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules 2020) and is a charity registered with the Charity Commission, Registered Charity 1130812.

### **Advisers**

*Bankers:* Charities Aid Foundation Bank  
25 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4TA

*Architect:* Charles Sheppard of Sheppard Architects  
(due to retirement, a new architect  
to be appointed for next quinquennial)

*Independent Examiner:* Usha Cherian, 477 High Road,  
Harrow Weald, Harrow, Middx. HA3 6HL

The Annual Report and Financial Statements were approved by the Parochial Church Council on 27 February 2026 and signed on its behalf by:

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Revd J Stowell, Chair

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DAJ Barker, Hon. Treasurer

**Financial Statements: year ended 31 December 2025, attached below**

# Receipts and Payments - General Fund

St Michael and All Angels Church

For the year ended 31 December 2025

	2025	2024
<b>RECEIPTS</b>		
<b>Donations and Legacies</b>		
Stewardship	38,711	39,456
Open plate collections	87	319
Donations	8,379	6,238
Tax recoverable on Gift Aid	13,213	11,079
Legacies	0	1,000
Non recurring grants re Pre-school	700	0
<b>Total Donations and Legacies</b>	<b>61,089</b>	<b>58,092</b>
<b>Income from Charitable Activities</b>		
T in the Afternoon - donations	1,018	745
Fund raising events	1,619	1,029
Chair based exercise	2,473	2,459
Toddlers	685	460
Fees for weddings and Funerals	35	448
<b>Total Income from Charitable Activities</b>	<b>5,830</b>	<b>5,141</b>
<b>Investments</b>		
Interest Income	1,601	2,337
Rent from Broadlawns	17,400	17,455
<b>Total Investments</b>	<b>19,001</b>	<b>19,792</b>
<b>Other Income</b>		
Church Rental income	21,427	6,448
Other Revenue	15	0
<b>Total Other Income</b>	<b>21,442</b>	<b>6,448</b>
<b>TOTAL RECEIPTS</b>	<b>107,362</b>	<b>89,473</b>
<b>Administrative Costs</b>		
Mission Giving	4,800	4,800
Common Fund	52,000	46,200
Salaries	12,729	12,356
Working expenses of Incumbent	262	423
Vicarage Water Rates	398	226
Insurance	3,384	3,275
Church Office Telephone	760	481
Administation	1,654	1,870
Worship & resources for services	2,229	1,729
Outreach, youth, parties, coffee, food etc	4,255	2,835
Church light, Heat and water	7,788	7,996
Cleaning	7,607	6,912
Church general Repairs & Maintenance	3,137	8,860
Broadlawns Upkeep expenses	2,027	2,087
Professional fees re Preschool	3,927	0
<b>Total Administrative Costs</b>	<b>106,956</b>	<b>100,050</b>
<b>Surplus of Receipts over Payments</b>	<b>406</b>	<b>(10,577)</b>
<b>Brought forward from previous Year</b>	<b>712</b>	<b>11,289</b>
<b>Carried Forward 1 January 2026</b>	<b>1,118</b>	<b>712</b>

## **REPORT OF THE INDEPENDENT EXAMINER TO THE P.C.C. OF ST. MICHAEL AND ALL ANGELS CHURCH, HARROW WEALD**

This report on the financial statements of the PCC for the year ended 31 December 2025, which are set out in this Annual Report and Financial Statements, is in respect of an examination carried out in accordance with section 145 of the Charities Act 2011 ("the Act").

### **Respective responsibilities of the PCC and the examiner**

As members of the PCC you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011. It is my responsibility to issue this report on those financial statements in accordance with the terms of the Regulations.

### **Basis of this report**

My examination was carried out in accordance with the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the financial statements 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 I do not express an audit opinion on the view given by the accounts.

### **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 Act; and to prepare financial statements, which accord with the accounting records and comply with the requirements of the Act and Regulations 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.

Usha Cherian  
477 High Road  
Harrow Weald  
HA3 6HL

Dated: 15 March 2026