



The Churches of Kemsing and Woodlands

Annual Report & Financial Statements 2025

Registered Charity 1131431

Vicar's Report - 2025

Revd Pete Deaves

It still feels slightly strange to be contributing to an Annual Report for a parish I only officially joined in November... And yet, because of the warmth, generosity and welcome that we have received right from the off, it already feels like home!

My Licensing service in November was joyful and memorable: both solemn and celebratory - a reminder that ministry is never a solo endeavour, but a shared calling. We're so grateful to everyone who worked so hard behind the scenes to prepare the church, welcome guests, ensure the service ran so smoothly - not to mention the abundant refreshments afterwards!

And then, almost immediately, Advent kicked in, and the Christmas Countdown, with glowing Christingles, glorious Carol services, and so many timely and precious community moments to get to know people! Seeing the church building filled with trees decorated by local groups and organisations for the Christmas Tree Festival spoke powerfully of connection, belonging, and joy.

The buzzing Christmas Fayre, too, was a brilliant expression of community spirit - practical teamwork, cheerful service, and a genuine sense of welcome. It was clear to us that these events are not simply calendar fixtures; they are deeply embedded in the life of the village and wider community.

Most striking of all, however, has been the people. In services, over coffee, in homes, at community events, in schools, and in countless informal conversations - we have encountered kindness, encouragement and openness. For a new vicar and family, that makes all the difference. Thank you.

At my Licensing, Bishop Simon memorably encouraged me to 'hit the ground listening.' That has very much been my starting point: learning names, hearing stories, understanding the rhythms of parish life, and beginning to grasp both the joys and the challenges that shape this community. If we haven't yet had a proper chat, I hope we will soon.

As we move forward, we do so at an important moment in the life of the parish. Alongside the ordinary, faithful rhythms of worship and service, we also see tangible signs of growth and development - not least in the completion of the church hall and vicarage projects. These are more than practical milestones; they represent investment in hospitality, ministry and our presence in the community for years to come. We give thanks for all that has already been achieved through generosity, perseverance and prayer, and we look ahead with quiet confidence - trusting the Lord for his continued provision, grounded in his faithfulness in the past.

With gratitude and hope, your brother in Christ
Pete

Churchwardens' Report

We entered the year fully aware and not without some trepidation, that our Priest in Charge, Ven. Mike Lodge would imminently be leaving us after just over three all too brief years, during which he and Linda did so much to bring our church and village communities closer together, not least through the introduction of now annual events such as the Christmas Tree Festival. We wish them both a long happy retirement and trust they will continue to remain in touch with us.

The period of vacancy which followed and the additional responsibilities placed on us as PCC members in overseeing the life of the parish, was greatly facilitated by the detailed information left by Mike particularly with regard to maintaining and organising our regular services.

Given the number of vacancies within the Deanery and the already high demands on retired clergy within the area, we were blessed in securing the services of a core group still with PTO to enable us to celebrate Holy Communion each week. These were ably supported by our own Readers and lay people in maintaining service patterns both in Kemsing and the Festival Services at Woodlands for which we are most grateful, not least to our own Director of Music. Their combined efforts ensured congregation numbers, particularly the growth of our Young People's Church, remained buoyant throughout this period.

Other day to day issues didn't go away during our vacancy, notably our financial situation. This was ameliorated by the hard work and enterprise of our Fund Raising team, watched over by our Treasurer. Apart from finances, these events well supported by various church members who brought their talents to the fore, had the positive effect of maintaining close relationships with the wider village community, not least the Christmas Crib Service at The Well, attended by perhaps over 400 people.

The still unfinished Hall remains a major drain on our financial resources. We all share the frustrations of interminably slow progress towards completion which is governed by the receipt of funds from the Diocese of Rochester for the sale of our church land on which the new Vicarage will be built. Fully aware that these delays will adversely impact overall construction costs we, together with our solicitors, are making every effort to engage with the relevant parties to complete the transaction, which is made more complex by legalising arrangements to confirm access rights across the village carpark. We are, however, optimistic that the sale will go ahead early this year and work on fitting out the interior of the Hall will commence.

Resolutions concerning the future of Woodlands Church are another

seemingly interminable issue, not helped by the period of vacancy extending for most of the year. On the one hand the four Festival Services we hold in this most pleasant of buildings in such a beautiful setting are always very well supported but this has to be balanced against the lack of a natural local community from which to draw a regular congregation and the obvious parking limitations in the proximity of the church.

Leaving aside all these problems the year ended on a high note, the Good Lord answered our prayers and the Revd Pete Deaves, was Licensed and Installed at a most memorable and inspiring service led by the Bishop of Tonbridge on 10th November in front of a full church congregation. This was followed by a reception in St Edith Hall to give Pete and Claire a chance to meet at least some of their new parishioners. Your Churchwardens would particularly like to thank those who worked so hard and diligently behind the scenes both at various meetings, preparing our Parish Profile and the interview process itself to ensure that God's will was followed and Pete duly appointed after a relatively short period of Vacancy given the current recruitment issues within the Diocese.

Pete's arrival shortly before Christmas, although most challenging with the additional services and related traditional annual events within the village, did provide the opportunity for him, Claire and the girls to get to know our wider community and quickly make new friends within the village. We pray these new friendships may grow and Pete and the family may enjoy a long, happy and fruitful life in serving our Lord in Kemsing.

Peter Chadwick and Trevor Mallinson

Church Attendance and Statistics 2025

Electoral Roll

At 31st Dec 2025, 103 parishioners were registered on the Electoral Roll, of whom 7 were not resident in the parish.

Attendance and Services

Usual Sunday Attendance	68 adults	15 children
Easter Attendance	111	
Christmas Attendance	circa 639	
Baptisms	2	
Thanksgiving for Gift of Child	0	
Weddings	2	
Funerals	12 in church	14 at crematorium

Membership of the PCC 2024/25

The PCC has the responsibility of co-operating with the incumbent in promoting, in the ecclesiastical parish, the whole mission of the church – pastoral, evangelistic, social and ecumenical. Members of the PCC are either ex-officio, elected by the Annual Parochial Church Meeting in accordance with the church representation rules, or co-opted.

The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have due regard to the House of Bishops’ guidance on safeguarding children and vulnerable adults). As charity trustees, the members of the PCC had due regard to the Church Commission’s public benefit guidance when exercising any powers or duties to which the guidance is relevant.

Ex-Officio Members

Incumbent	Pete Deaves (from 10 th November 2025)
Churchwardens	Peter Chadwick, Trevor Mallinson
Diocesan Synod Rep	Jill Berry
Deanery Synod Reps	Jill Berry, Paul Mayo

Elected Members

Until APCM 2026	Rosemary Banister, Paul Mayo, Philip Walker
Until APCM 2027	Nina Holley, John Mason, Jean Walker
Until APCM 2028	Tamara Maretlane, Michael Martin, David Round

Other Appointments

Director of Music	Gillian Oldridge
PCC Treasurer	Michael Martin
PCC Secretary	Rosemary Banister
Gift Aid Officer	Peter Chadwick
Electoral Roll Officer	Nina Holley
Lead Recruiter	Anita Connelly
Parish Safeguarding Officer	Tamara Maretlane
Children and Families Worker	Vacant
Children & Youth Co-ordinator	Ruth Mason
Ruth Mason	Licensed Lay Minister with PTO
Philip Walker	Reader with PTO

Welcome Team (Sidesmen)

The following were appointed during 2025:

Rosemary Banister	Michael Cursons	Gitta Edenborough
Chris Freeman	Ros McLarney	Robert Pierson
David Round	Mary Round	Geoffrey Taunton
Jean Walker	Philip Walker	Bridget Wolfe
Michael de Silva		

Review of the Year

Activities of the PCC and Church Family

Safeguarding

Policies and procedures. The PCC reviewed and agreed to adopt the House of Bishops “Promoting a Safer Church” policy in May 2025 and this is publicly available. The Parish Safeguarding Officer (PSO) has an agenda item on every PCC meeting, and the church’s safeguarding action plan was last reviewed in September 2025. Anita continues to ensure that everyone involved in leadership roles, serving on the PCC and those working with

children and vulnerable adults have appropriate DBS checks.

Safeguarding Hub and Dashboard. Whilst we have been using diocesan safeguarding dashboard for some time now to enable us to track our policies and procedures regarding safeguarding, we have now adopted use of the safeguarding hub programme provided by the diocese. This enables us to monitor training records and DBS checks in line with renewal requirements and are in the process of entering all relevant information into the system which will make monitoring this for myself, Pete and Anita much easier. Moving into next year, the PSO will focus on rolling out basic, foundation and Domestic Abuse safeguarding trainings for wider church volunteers, including volunteer drivers and pastoral team.

The diocesan safeguarding team has been extremely supportive where they have been approached for safeguarding advice, and we continue to be grateful for their guidance and support.

Moving into the next year, we will continue to use the dashboard and hub to improve our safeguarding training uptake, as well as ensure all our policies and procedures are reviewed and updated as required. I am happy to continue in my role as PSO, and am grateful to those who support me in this.

Tamara Maretlane, Safeguarding Officer

Fundraising Team

In 2025, although fewer events were held compared to 2024, we successfully organised several activities – including a Concert, BBQ, Quiz, Christmas Tree Festival, and Christmas Fayre – which raised £4,100 for church funds after expenses. In addition, the Easyfundraising scheme added over £105. I should like to thank all team members for their significant contributions over the year.

As I step down to focus on fundraising for the new Church Hall, I am confident that the Team (recently renamed the Events Team) will attract new members and continue to offer a range of meaningful events for our church and community.

David Round

Friends of St Mary's

Membership stands at about 30. Our aim is to contribute to the cost of the upkeep of the Church buildings and furnishings. We do this through an annual subscription and by organising fundraising events. Our expenditure varies from year to year. We exist under the umbrella of the PCC, so we spend money on what the PCC advises us is a priority on what has been flagged up in the Quinquennial Report.

At the beginning of the year we had a net reserve of £4,055. To this was added the subscriptions: £1,300 and £290 in gift aid. We are awaiting a decision on what to spend the money: interior lighting, an electric radiator, or a check of the Church roof and guttering. Our only expenditure was £315.93, a contribution to the Bellringers for the

purchase of new mufflers and related paint for the Bells.

We have not held a fundraising event due to constraints of personnel and venue, but are ready to contribute our funds to a worthy project in 2026.

Debby Pierson Secretary

Pastoral Team

The Pastoral Team continues to meet regularly to review the visiting programme, plan for events in which we are particularly involved and pray together. The team has been joined this year by Meryl Edward.

Our visiting programme involves visiting the sick and housebound as well as folks in Care Homes or in Hospital. We also arrange for people to receive home communion as required. If you know of anyone who would welcome a visit, please let Nina or Jenny know. All visiting is done with safeguarding in mind. We are very grateful to the Road Contacts for informing us of needs in the parish. New welcome packs are available.

October is our busy month, bunching and delivering flowers to the sick and housebound. The flowers generously donated by the congregation at the Harvest Service. At the end of October we hold our Annual Memorial service for those recently bereaved and to remember those no longer with us.

Nina Holley and Jenny Williamson

Youth and Family

Baby and Toddler's Group

This year has been interesting for attendance: a variety of parents, grandparents, and carers bringing children. The helpers are so friendly and helpful, capable of adapting to any children and carers. Every new carer receives a goody bag and the child a choice of Christmas story book. The highlight of the year was the winning entry in the Christmas Tree Festival. Sometimes we feel that when we meet in the afternoon, it is not in line with current sleep patterns, and other times it is convenient because of the School pick-up.

The carers are so helpful with equipment and toys, and we are grateful for the St Edith Hall team.

Ruth Mason

Sunday Special

The numbers coming to Sunday Special have continued to grow and we now have well over 20 children regularly joining us. They enjoy coming and have lots of fun. There are two groups for different ages and it's been exciting to see their love for Jesus grow as their understanding of the Bible grows. The younger group plays a lot of games and Bible stories are told in an active and engaging way, the older group talks about issues in more depth. Both groups build strong friendships.

At the moment, we are exploring Mark's gospel. We have seen Jesus reveal his identity as the creator walking in his creation and the long

awaited king who can make all things right. We have also learnt that he is a surprising king who came to rescue us by dying to pay for our wrongdoing.

The children enjoy joining in with the church services. Our new vicar is very effective at engaging them and makes the monthly family services excellent. We are planning to integrate the older children with the main services more regularly.

For the last few years many of the families linked to Sunday Special have spent a weekend camping together in the summer, which has been great fun and has deepened relationships. Many of the children are also involved with the Youth Club which has been exploring different Bible books at Kemsing School on a Tuesday evening and Centrepont which meets at St Nick's on a Wednesday evening.

It is exciting to see them discovering how wonderful it is to know and follow Jesus.

Paul Mayo

Choir and Music

In 2025 we mourned the sad loss of Robin Edmunds, a longstanding and loyal member of the Choir. We shall miss his easy-going nature and sonorous voice. We are thankful for his musical ministry and also that Frankie continues to sing as a choir member together with Alan.

We have a musical community at Kemsing, with many gifted singers and instrumentalists. We can always count on them to contribute regularly at the services and special occasions such as Good Friday and the Carol Service. The congregation plays a strong part in the singing as well. On Christmas Eve, we were again delighted that Bill fixed a brass ensemble to accompany the singing of the hundreds of people who were there.

There is a musical momentum about Kemsing which is always pleased to welcome others and add to our number, and I am truly grateful for the contribution which everybody makes.

Gillian Oldridge

Church Flower Group

The flower arranging team have had a quiet year as, during the interregnum, our talents were not called upon, apart from the usual festivals at Easter, Harvest and Christmas when we also took part in the Christmas Tree Festival.

I am very pleased to report that we have welcomed two new ladies to the team – thank you very much to Brenda Thompson and Sue Macfarlane. The Church does provide some funding but the cost is supplemented by the generosity of the arrangers themselves and by donations from parishioners.

After 25 years on the team and having been in charge for the last 9 years, I have decided to step aside, but I am very pleased that Diane Campos has agreed to take over from me. She is very talented and will have some fresh ideas – thank you very much Diane. I should like to thank the team, past and present, for all their support over many years.

Ann Taunton

Joint Churchyard Maintenance Committee

The unsightly spoil heap was completely cleared and tidied during the year by K&S Landscape Services, which has been greatly appreciated. Visitors to the Churchyard are asked to please take any rubbish to the nearest rubbish bin, rather than leave it on site.

The informal access in the north-east corner of the old part of the Churchyard has now been closed off to allow designated burial plots to be safeguarded.

A number of bird-boxes were put on trees in parts of the Churchyard which it is hoped will attract our small birds to take up residence. Our grateful thanks to Sue Stoyell (one of our regular contributors to *The Well*) for sponsoring them.

Rosemary Banister, PCC Secretary

‘The Well’

The PCC is grateful to Kemsing Parish Council for giving a grant towards the cost of printing in 2025, which meant that we have been able to look forward to the coming year knowing that the parish will continue to receive the quarterly editions as usual.

We like to include articles which are both informative and enjoyable to read, and are always glad to receive any suggestions for future editions. We wish to record our grateful thanks to all the volunteers who deliver copies throughout the village. Without their help, we wouldn't be able to continue.

Rosemary Banister, Janet Eaton, Doreen Farrow (Editors)

Open Door

Open Door has continued to meet in St Edith Hall, every Monday morning apart from Bank Holidays, Christmas and all of August. There are usually about 25 people who come to enjoy a hot drink and a chance to chat with friends old and new. We usually have 2 quizzes each week to help keep our brains ticking over – a word quiz and one to see what facts we can remember. There is also a Thought for the Week for people to ponder as we go home.

Various activities have taken place throughout the year. In June we went to Blackthorne Café for scones and cream, in August there was a day trip to Eastbourne and in October a visit to the café at Ruxley Manor garden centre. Our monthly raffle raises money which helps to subsidise the outings. We are grateful for the generous donations from Kemsing Parish Council (£300) and St Michaels School (£100).

Each school term we have a visit from children from Kemsing Primary School and in June a small group came from St Michaels Prep school to help serve tea and coffee and chat to us. In September we held a coffee morning to raise money for the work of Macmillan Cancer Support. We had a simple lunch in St Edith Hall in October to celebrate our 35th birthday, In November we filled 9 shoeboxes to send to children abroad and we decorated a tree with pinecone angels for the church Christmas Tree Festival. In December we had a stall at the Church Fayre selling books and jigsaws and the year concluded with a Christmas lunch at the Holiday Inn in Wrotham.

Ruth and David Allen

St Mary's Craft Group

Another busy year for the members of our Craft Group making hundreds of knitted and crochet items for the Queen Mother's Clothing Guild. The QMCG collect all our finished items in September every year and take them to St. James's Palace where volunteers distribute them out to other various charities supporting the men, women and children who may be homeless or in refuges ~ where our garments would be useful for their needs.

Then between September and December we enjoy making a wide range of Christmas decorations and hand crafted gifts ready to go on sale at the annual Christmas Fayre in December and supporting the event with our heavily laden table of Christmas goodies.

We are reliant on donations to make all our clothing items and ideally we have enough matching balls of wool to make the majority of them. However, with all the smaller balls we have turned to making neo-natal items for premature babies and also small dog blankets which are donated to our local Battersea Dogs Home.

Our 20+ members are keen to turn their skills to most things and we are grateful for donations which come through word of mouth or Facebook. Beginners to the world of knitting or crochet are most welcome to come along to our Tuesday afternoon sessions held between 2 and 4 pm at Kemsing Library and our more experienced ladies are keen (and have the patience) to help new members at all levels - tea and biscuits included. We would like to take this opportunity to thank Rebecca at the library for looking after us.

Our Craft Group gives an opportunity for local people of any age and ability to learn and practice new skills in a relaxing and friendly environment, whilst helping so many others who are in need of the items we make and donate. We would be very pleased to welcome new members wishing to join us at any level.

Barbara Bond

Bellringing

2025 was a fairly typical year for ringing the bells at Kemsing. We rang for all the 09.30/10.00 Services, and for two weddings and a funeral. The bells were half-muffled on Remembrance Sunday. Practices took place on all but two Tuesdays from 20.00 to 21.30. There were three quarter-peal attempts by visitors (these last up to an hour), and there were eight visits by ringing groups. One visit was arranged at very short notice when a Canterbury band was unable to ring at Chevening because the American Vice-President was staying at Chevening House, and access to Chevening Church was stopped for the weekend. A Kemsing ringer attends St Mary's before and after all visits.

We were helped on most Sundays by a Seal ringer and, when required, by a Chevening ringer. Two Kemsing ringers rang at Seal on most Sundays after ringing at Kemsing, and three Kemsing ringers did likewise at Chevening in the first half of the year, after which a Service time change at Chevening precluded this.

General maintenance of the bells and fittings is carried out by two Kemsing ringers. Most years this involves up to four visits to the belfry to clean, and to check ropes, bolts, stays, bearings, pulleys etc. 2025 was a bit different, with fitting and adjusting of new ropes, measuring and painting the clappers for new Velcro muffles, checking pulley blocks, greasing bearings and replacing a broken slider (supplied by the John Taylor Bell Foundry of Loughborough). This additional work took over 50 man-hours. The new Velcro muffles are much easier to fit to the clappers than our old leather ones, which have straps and buckles. The muffles were generously paid for by the Friends of St. Mary's.

Fraser Clift, Tower Captain

Loaves and Fishes

We are pleased to report that during the year our two-man delivery team to the Sevenoaks Food bank has been joined by John and Ros McClarney easing our workload and the number of monthly treks we each have to make during the course of the year. Thanks to the continued generosity of churchgoers and the wider village community, the amount and variety of donations to the Foodbank have been sustained throughout the year even in these financially straightened times for many.

It should always be remembered that the Foodbank requires hygiene and cleaning products in addition to the more self-evident food supplies in order to fulfil its objective of fully supporting needy individuals and families in the area. Nothing is wasted and on occasions when supplies are plenty, the Sevenoaks team of volunteers further distribute donations to other even more needy foodbanks so, at times, there may be quite a ripple effect on your generosity.

During the year the team has also expanded its support services to collaborating with client budgeting and debt management charities which have already helped some to become free of debt and no longer in need of support which is their ultimate ambition.

The ever-cheerful team of volunteers at Sevenoaks is always unfailing in expressing their gratitude for the generous donations received from Kemsing as well as other churches, schools and businesses in the area. A visit to the St John's Church, Quaker's Hall Lane operating centre really brings home the enormity of the task facing them and how critical your support is, so thank you.

Peter Chadwick, Trevor Mallinson, Ros and John McLarney

Helping Hand Driving Scheme

Just a reminder of what we do - we offer to drive elderly, disabled or otherwise disadvantaged residents of Kemsing and Woodlands to medical appointments in West Kent and surrounding areas with only a nominal charge to cover fuel costs.

This is how we got on in 2025. This was a typical year with a very slight increase to 165 trips. (Although there has been quite a surge in January with well over 20 trips.)

We have a good and flexible team of drivers and my thanks to them all :- Alan, Chris, Dave, David, Geoffrey, Howard, Jenny D, Jenny W, Malcolm and Sue, Nigel, Ros and John, Robert - also Margaret Robarts who covers the admin for me when I am away. And then a warm welcome to Bob Carr who has just joined us.

There is still plenty of room for more drivers to spread the load, and If you need our help or haven't actually heard of us before, feel free to contact me on: Home No - 01959 522490, Mobile No - 07400 711985.

Alastair Boobyer

Treasurer's Report

The most significant unrestricted income for our Church, at 58% of income, is gifts, primarily from our worshipping community and whilst these increased slightly over the previous year, income from donations, events and interest also helped boost income in 2025. Expenditure increased slightly in the year.

We met our Offer Contribution by way of the Diocese Parish Share (although this was below the Diocesan calculated Indicative Offer for 2025 of £45,564 and below the £35,400 paid in 2024), this is by far our largest outgoing at 34% of expenditure and pays for our minister as well as contributing to some Diocesan costs and central Church of England cost.

Our Churches together showed a surplus on Unrestricted Fund for the year of £7,496 (2024: deficit of £2,501), increasing the Unrestricted Fund to £22,810. Restricted funds increased by £217,502 in 2025, primarily due to a legacy of £210,000 (restricted for use on quinquennial repairs to Kemsing Church) and £7,174 gifts made to fund our new Hall. The full Financial Statements are included in the Annual Report.

The financial systems continue to provide an efficient and effective framework within which both the monthly management and annual statutory accounts are prepared on a timely and accurate basis. The PCC continues to have full visibility of all activities regularly.

Volunteers

We would like to thank all the volunteers who work so hard to make our church the lively and vibrant community it is. My thanks to all who have helped raise funds, assisted with weekly banking and the reclaiming of significant sums from HMRC in gift aid.

Michael Martin, Honorary Treasurer

Accounting Policies

The PCC is a public benefit within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations “true and fair view” provisions together with FRS102 (2016) as the 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 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 capitalized in the financial statements.

The Church Hall is not consecrated property. No depreciation is provided on the Hall as the currently estimated residual value is not less than its carrying value and the remaining useful life currently exceeds 50 years, so that any depreciation charges would be immaterial. If the carrying value of the Hall looks greater than its current value on this basis, an impairment review will be carried out and any resultant loss included in expenditure for the year.

Movable church furnishings held by the Vicar and Churchwardens on special trust for the PCC, and which require a faculty for disposal are inalienable property, listed in the Church’s Inventory, which can be

inspected. Individual items of equipment with a purchase price of £1,000 or less are written off when the asset is acquired.

Investments (Income shares held by the Churches Board of Finance) are valued at market value at the year end.

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 reserve” as disclosed in the PCC’s report.

Restricted funds: These are income funds that must be spent on restricted purposes and represent donations or grants received for a specific object or invited by the PCC for a specific project. Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund.

The PCC does not usually invest separately for each fund. Where there is no separate investment, interest is apportioned to individual funds on an average balance basis. Details of the funds held are shown in the notes to the accounts.

Endowment Funds: are resources received by the PCC, the capital of which must be maintained; only income arising from investment of the endowment may be used either as restricted or unrestricted depending upon the purpose for which the endowment was established.

Designated funds: These are a portion of the unrestricted funds of the PCC that have been set aside for a particular purpose by the PCC.

Incoming resources

Planned giving (stewardship), collections and donations are recognised when received. Tax refunds are recognized when the income resource to which they relate is received. Grants and legacies are accounted for when the PCC is legally entitled to the amounts due. Dividends are accounted for when received, interest is accrued. All other income is recognised when it is receivable. All income resources are accounted for gross.

Expenditure and Liabilities

Liabilities are recognised as soon as there is a legal or constructive obligation and settlement is probable and quantifiable. Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation to the PCC. The Diocesan Indicative Offer (Parish Share) is accounted for when due. Amounts received specifically for mission are dealt with as restricted funds. All other expenditure is generally recognised when it is incurred and is accounted for gross.

Reserve Policy

It is PCC policy to try to maintain a balance on free reserves (net current assets) which equates to at least three months unrestricted payments. This is equivalent to £24,000. Its aim is to smooth out fluctuations in cash flow and to meet emergencies. The balance of the free reserves (Unrestricted Fund) at the year-end was £22,810, which is lower than this target.

Structure, governance and management

The Parochial Church Council is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The PCC is a Registered Charity.

The method of appointment of PCC members is set out in the Church Representation Rules. At St Mary's the membership of the PCC consists of the incumbent (our priest-in-charge), churchwardens, the readers and members elected by those members of the congregation who are on the Electoral Roll of the Church. All those who attend our services or are members of the congregation 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 on how the funds of the PCC are to be spent. New members receive initial training into the workings of the PCC.

The full PCC met 6 times during the year, and was quorate. Given its wide responsibilities the PCC has several committees each dealing with a particular aspect of parish life. These committees are all responsible to the PCC, and report back to it regularly with Minutes of their decisions being received by the full PCC and discussed if necessary.

Incumbent

The Revd Peter J. Deaves (from 10th November 2025)
Sunnybank Cottage, West End, Kemsing, Sevenoaks TN15 6PX

Parish Office

Office 5, 9 West End, Kemsing, Sevenoaks, TN15 6PX
Tel: 01474 643075, email: administrator@kemsingandwoodlands.org

Independent Examiner

Alan Copleston, 29 The Landway, Kemsing TN15 6TG

Bankers

Charities Aid Foundation Bank Ltd.
25 Kings Hill Avenue, Kings Hill, West Malling ME19 4TA

Insurers

Ecclesiastical Insurance Group PLC, Beaufort House,
Brunswick Road, Gloucester GL1 1JZ

Quinquennial Inspector of Fabric

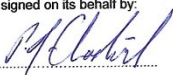
John Bailey, Thomas Ford & Partners 177 Kirkdale, Sydenham, London
SE26 4QH

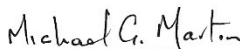
Solicitor

Patti Russell, Diocesan Registrar
Arbor, 255 Blackfriars Road, London SE1 9AX

CURRENT ASSETS			
Debtors	8	4,428	3,066
Cash at bank and in hand	9	285,045	66,433
		<u>289,474</u>	<u>69,499</u>
LIABILITIES:			
Creditors - amounts falling due within one year	10	6,597	7,442
TOTAL CURRENT ASSETS / (LIABILITIES)		<u>282,876</u>	<u>62,058</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		954,852	736,480
Creditors - amounts falling due after one year	11	5,000	10,000
TOTAL NET ASSETS	12	<u>949,852</u>	<u>726,480</u>
PARISH FUNDS			
Unrestricted	12 & 13	22,810	15,314
Designated	12 & 13	21,403	21,034
Restricted	12 & 13	266,494	56,166
Restricted Hall - a non cash fund	12 & 13	586,218	579,045
Endowment	12 & 13	52,926	54,922
TOTAL FUNDS		<u>949,852</u>	<u>726,480</u>

Approved by the Parochial Church Council on 9th April 2026
and signed on its behalf by:


P.J. Chadwick
Churchwarden


M.G. Martin
Honorary Treasurer

The notes on pages 19 to 23 form part of these accounts.

Activities for generating funds	2(c)	14,673		8,789	-	23,462	25,578
Income from investment	2(d)	6,579	280	305	1,291	8,455	3,033
TOTAL INCOME		<u>103,473</u>	<u>2,150</u>	<u>229,195</u>	<u>1,291</u>	<u>336,110</u>	<u>119,930</u>
RESOURCES EXPENDED							
Missionary and charitable giving	3(a)	-		377	-	377	502
Activities directly related to the work of the church	3(b)	78,864		10,044	1,291	90,198	96,694
Fund raising costs	3(c)	1,083		-	-	1,083	150
Church management and administration	3(d)	16,030		1,273	-	17,302	15,527
TOTAL EXPENDITURE		<u>95,977</u>	<u>-</u>	<u>11,693</u>	<u>1,291</u>	<u>108,961</u>	<u>112,873</u>
NET INCOME (EXPENDITURE) BEFORE INVESTMENTS GAINS/(LOSSES)		7,496	2,150	217,502	-	227,149	7,057
NET GAINS/(LOSSES) ON INVESTMENT			(451)		(1,996)	(2,447)	1,370
TRANSFER BETWEEN FUNDS	4	-	-	-	-	-	-
NET MOVEMENT IN FUNDS		<u>7,496</u>	<u>1,699</u>	<u>217,502</u>	<u>(1,996)</u>	<u>224,702</u>	<u>8,426</u>
TOTAL FUNDS BROUGHT FORWARD AT 1ST JANUARY 2025		15,314	21,034	635,211	54,922	726,480	718,054
TOTAL FUNDS CARRIED FORWARD AT 31ST DECEMBER 2025		<u>22,810</u>	<u>22,733</u>	<u>852,713</u>	<u>52,926</u>	<u>951,182</u>	<u>726,480</u>

other planned giving	44,340				44,340	38,539
Income tax recoverable	8,996				8,996	9,849
Collections (open plate) at all services	6,724				6,724	8,546
	<u>60,059</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>60,059</u>	<u>57,034</u>
2(b) Other voluntary income						
Grants			1,351		1,351	
Kemsing Old School Trust			803		803	932
Donations, appeals, etc	11,427		5,597		17,024	17,121
Events & Fund-raising	5,355	1,870	2,351		9,576	9,821
Legacies	-		210,000	-	210,000	-
Café Trading			-		-	-
Miscellaneous income	5,380		-		5,380	6,411
	<u>22,162</u>	<u>1,870</u>	<u>220,102</u>	<u>-</u>	<u>244,134</u>	<u>34,286</u>
2(c) Activities for generating income						
'The Well' Magazine	4,690		1,615		6,305	4,245
Church Hall donations	-		7,174		7,174	11,687
Fees for weddings and funerals	9,983				9,983	9,647
	<u>14,673</u>	<u>-</u>	<u>8,789</u>	<u>-</u>	<u>23,462</u>	<u>25,578</u>
2(d) Income from investments						
Dividends and interest	6,579	280	305	1,291	8,455	3,033
TOTAL INCOME	<u>103,473</u>	<u>2,150</u>	<u>229,195</u>	<u>1,291</u>	<u>336,110</u>	<u>119,930</u>

Please note that the full pounds & pence amounts are not shown in these statements but are rounded to the nearest pound and some totals may appear to not exactly add-up for this reason.

			2011	2010	2009
3(b) Activities directly relating to the work of the church					
Ministry -					
Clergy expenses	-			-	694
Vicarage expenses	1,270			1,270	4,047
Other clergy costs	-			-	209
Diocesan Parish Share	32,400			32,400	35,400
Junior church	-		803	803	938
Church running expenses	20,321		3,077	23,398	22,432
Church maintenance	3,788		1,678	5,466	6,726
Choir and organ	744		830	1,574	584
"The Well" - Parish magazine	4,685		1,615	6,300	3,763
Upkeep of churchyard	2,689	1,330	2,041	1,291	7,351
Church hall running costs	4,537		-		4,537
Fees for services	8,430		-		8,430
	<u>78,864</u>	<u>1,330</u>	<u>10,044</u>	<u>1,291</u>	<u>91,528</u>
					<u>96,694</u>
3(c) Fund-raising costs					
Cost of events and activities	1,083		-		1,083
Café Trading	-		-		-
	<u>1,083</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,083</u>
					<u>150</u>
3(d) Church management and administration					
Administration	8,865		1,273		10,137
Depreciation	-				8,687
Salaries	7,165				7,165
	<u>16,030</u>	<u>-</u>	<u>1,273</u>	<u>-</u>	<u>17,302</u>
					<u>6,840</u>
					<u>15,527</u>
TOTAL RESOURCES EXPENDED	<u>95,977</u>	<u>1,330</u>	<u>11,693</u>	<u>1,291</u>	<u>110,291</u>
					<u>112,873</u>

5 (a) STAFF COSTS

	2025	2024
	£	£
Salaries and wages	7,165	6,840

During the year the PCC employed an Administrator. The position of Youth Worker remained vacant in 2025.

In addition, fees for the services of a Director of Music, various visiting organists, visiting clergy and a cleaner were paid for but these persons are not employees of the PCC.

5 (b) PAYMENTS TO PCC MEMBERS

Other than to the Incumbent, no payments or expenses were paid to any PCC member, persons closely connected to them or related parties.

6 TANGIBLE FIXED ASSETS

(a) Buildings

The construction of the new hall commenced in July 2019 and by end 2021 the roof was on and the building water tight. Phase 1 completed. To complete construction to a useable state see note 14. Fitting out and internal furniture and equipment will also be required.

2025	2024
£	£
613,217	613,217

(b) Office Equipment

There is no net book value at 31st December 2025.

2025	2024
£	£
-	-

Total Tangible Assets

2025	2024
£	£
613,217	613,217

7 INVESTMENT ASSETS

The legacies received for the maintenance of certain graves in the Kemsing churchyard have been invested in the Church of England Investment Fund and have been taken into the accounts at market value. The Woodlands designated "contingency fund" is similarly invested (see note 13).

	2025	2024
	£	£
Market value at 1st January	61,206	59,836
Gain / (Loss) in year	(2,447)	1,370
Market Value at 31 December	58,759	61,206

8 DEBTORS

Income Tax recoverable
Other debtors

2025	2024
£	£
2,528	3,066
1,900	-
4,428	3,066

9 CASH AT BANK AND IN HAND

Cash - Restricted *
Bank*
Term Deposits *

2025	2024
£	£
3,189	2,409
68,193	64,024
213,664	-
285,045	66,433

* Note: See Note 12 regarding split of Bank balances over various Funds.

Loan

£	5,000	£	10,000
	<u>5,000</u>		<u>10,000</u>

12 ANALYSIS OF NET ASSETS BY FUND

	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Restricted Hall Fund £	Endowments £	TOTAL FUNDS 2025 £	2024 £
Fixed assets				613,217		613,217	613,217
Investments		10,833			47,926	58,759	61,206
Debtors	4,428					4,428	3,066
Deficit funding *			25,199	(25,199)		-	
Cash/Bank	28,179	10,570	241,295		5,000	285,045	66,433
Current creditor	(4,797)			(1,800)		(6,597)	(7,442)
Creditor due after 1 year	(5,000)					(5,000)	(10,000)
Net Assets	<u>22,810</u>	<u>21,403</u>	<u>266,494</u>	<u>586,218</u>	<u>52,926</u>	<u>949,852</u>	<u>726,480</u>

* Deficit Funding - All construction costs for the Hall (Phase1) were finally paid in 2023 but these exceeded funds raised to date. The Restricted Hall Fund has utilised £25,199 from Kemsing Church Development Fund. These funds will need to be replaced and the position is planned to be rectified as soon as the hall situation is cleared once the outcome of the Planning Appeal and the Diocesan decision in respect of the new vicarage are known.

13 FUND DETAILS

(a) The Restricted Fund is comprised of the following funds -

	2025 £	2024 £
• The Frank Johnson Memorial Fund - provides for the education of the junior choir in church music.	150	150
• The Kemsing Church Development Fund - provides for building projects within the church.	27,762	27,762
• The Holiday Club Fund - is for the Children's Summer Holiday Club.	199	199
• The Friends of St Mary's Kemsing - raise funds for specific maintenance and building development within the fabric of the church.	5,351	4,055
• Church yard improvements - Kemsing.	5,560	6,250
• Open Door - seniors social.	3,189	2,409
• Kemsing Church - Quinquennial Repairs	210,000	-
• Woodlands - Church & Hall Maintenance.	14,283	15,008
• Woodlands - Church Repair.	-	333
	<u>266,494</u>	<u>56,166</u>
• The Kemsing Hall Rebuilding & Equipping Fund - relates to funds raised specifically towards the new hall and is represented by the hall building.	586,218	579,045
	<u>852,713</u>	<u>635,211</u>

The Designated Fund is comprised of the following funds -

	2025 £	2024 £
• Woodlands - General Repair Fund	540	-
• Woodlands - Church Repair Fund	10,030	9,750
• Woodlands - Contingency Fund	10,833	11,284
	<u>21,403</u>	<u>21,034</u>

The Endowment Fund consists of six small trusts and a deposit (£5,000) established to provide an income for the maintenance of graves in the Kemsing graveyard and to provide Chancel income.

Unrestricted (C)	15,314	103,473	95,977			22,810
Restricted:						
Frank Johnston (K)	150					150
Holiday Club (K)	199					199
Grave Yard Improvement (K)	6,250		690			5,560
Church Development (K)	27,762					27,762
Open Door (K)	2,409	3,795	3,015			3,189
Charitable giving (C)	-	377	377			-
Friends (K)	4,055	2,351	1,056			5,351
New Hall (K)	579,045	7,174				586,218
Sundries (K)	-	5,194	5,194			-
Church Quinquennial Repairs (K)		210,000	-			210,000
Church & Hall (W)	15,008	305	1,030			14,283
Church (W)	333		333			-
	<u>635,211</u>	<u>229,195</u>	<u>11,693</u>	<u>-</u>	<u>-</u>	<u>852,713</u>
Designated:						
General repairs (W)		1,870	1,330			540
Church Repair (W)	9,750	280				10,030
Contingency (W)	11,284			(451)		10,833
	<u>21,034</u>	<u>2,150</u>	<u>1,330</u>	<u>(451)</u>	<u>-</u>	<u>21,403</u>
Endowment (K)	<u>54,922</u>			<u>(1,996)</u>		<u>52,926</u>

NOTE: C = Combined K = Kemsing W = Woodlands

14 Lease

The PCC rents office accommodation for the Administrator. Rental is £2,970 p.a. (2024 £2,970) plus Business Rates of £279 (2024 £265).

15 CONTINGENT LIABILITY

The PCC entered into a contract for Phase 1 of the Hall and that phase was completed in 2021 with final payments in 2023. There is no contract in place at 31 December 2025 to finalise construction of the hall. The PCC awaits the decision of the Diocese regarding a new vicarage and only then can a decision be made on how to proceed and to call for quotations to complete the hall to a useable state.

statements; you consider that the audit requirement of the Regulation and s.145 of the Act does not apply. It is my responsibility to issue this report on those financial statements in accordance with the terms of the Regulation.

Basis of this Report

My examination was carried out in accordance with the General Directions given by the Charity Commission under s. 145(5)(b) of the Act and to be found in the Church Guidance, 2006 edition. 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:

- (a) to keep accounting records in accordance with s.130 of the Act, and
- (b) to prepare financial statements which accord with the accounting records and comply with the requirements of the Act and the 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.

Signed:


Alan Copleston
29 The Landway
Kemsing
TN15 6TG

Date: 4th April 2026