



**ST *
JOHN'S
HOXTON**



ST JOHN'S HOXTON PCC
Charity Registration number : 1133109

**REPORT AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

Table of Contents

Introduction & Administrative Information	3
Structure, Governance & Management	3
Related Trust & Companies	3
Administrative Details	4
Council Members 2025	5
Officers / Roles	5
Council Members' Report	6
Vision	6
Mission	6
Values	6
Diocese of London Report	7
Electoral Roll Report	7
Hackney Deanery Synod Report	8
Church Family Voice	9
Vicar's Introduction	11
Worship God	13
Music & Worship	13
Make Disciples	14
Baptisms	14
Kids & Youth Ministry	14
Share Jesus	15
Sunday Football	16
Transform Hoxton	16
Leadership & Administration	17
PCC Treasurer Report	20
Building & Premises	22
#LoveHoxton	22
Concluding Remarks	23
Financial Review	24
Reserves Policy	24
Pensions Policy	24
Statement of PCC Members Responsibilities	26
Independent Examiners Report	27
Financial Statements	28

Introduction & Administrative Information

This Annual Report is made by the Parochial Church Council (PCC) of the Ecclesiastical Parish of St John the Baptist with Christ Church Hoxton (St John's Hoxton). It sets out the governance structure of the church, lists council members and administrative officers, and reports on the activities of the reporting year. It also presents statutory financial statements and notes. We have pleasure in presenting this information to the wider public.

Structure, Governance & Management

The Parochial Church Council (PCC) is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. Since 9th December 2009 the PCC has been registered with the Charity Commission as "The Parochial Church Council of the Ecclesiastical Parish of St John the Baptist with Christ Church Hoxton (Diocese of London)" and has the charity registration number 1133109. The method of appointment of PCC members is set out in the Church Representation Rules. All regular attendees at St. John's are encouraged to register on the electoral roll and are able to vote and to stand for election to the PCC.

In accordance with the PCC (Powers) Measure 1956, St John's PCC has the responsibility of co-operating with the incumbent, Revd Graham Hunter, in promoting in the ecclesiastical parish the whole mission of the Church - evangelistic, pastoral, social and ecumenical. It undertakes religious activities for the benefit of the general public by making grants to organisations, by providing service, and by providing buildings, facilities and open space. It also has maintenance responsibilities for the church premises of St John's which are registered as a Grade II* listed building.

Related Trust & Companies

The **St John's Hoxton Management Company Ltd** was established in October 2009 as a wholly owned trading subsidiary of the PCC of St John's Hoxton. It was formed to manage the car parking operations of the church. It is registered with Companies' House (07039922). The company directors are appointed by, and report to, the PCC. The company directors throughout 2025 were: Revd Graham Hunter, Mr Larre Olajide and Mr Aaron Rodewald. The PCC has no other related trusts or companies.

Administrative Details

Principal Office

St John's Church, Pitfield St, London, N1 6NP

Bankers

NatWest Plc, Islington Angel Branch, 2/3 Upper St, London, N1 0QF

Insurer

Ecclesiastical Insurance Ltd, Benefact House, 2000 Pioneer Avenue, Gloucester Business Park, Brockworth, Gloucester, GL3 4AW

Quinquennial Inspecting Architect

Alex Sherratt, Matthew Lloyd Architects, 1B, The Hangar, 38 Kingsland Rd, London E2 8DD

Independent Examiner

C J Goodhead FCA, Knight Goodhead Ltd, 7 Bournemouth Rd, Chandler's Ford, Eastleigh, SO53 3DA

Ecclesiastical Information

St John's is in the *Hackney Deanery* in the *Stepney Episcopal Area* of the *Diocese of London*.
Diocesan Code: 05-26

Council Members 2025

Ex Officio Members

Incumbent

Revd Graham Hunter

Curates

Revd Bosede Owa

Churchwardens

Ann-Marie Nye

Stephen Millar

Deanery Synod Representatives

Stephen Millar

Daniel Pratt

Elected Members

(To 4th May)

Fiona Hollow

Sarah Joshi

Anita Masih

Richard Neasham

Jarre Olajide

(From 4th May)

David Annor

Sarah Joshi

Jarre Olajide

Arsalan Tadi

Raymond Tang

Olivette Thompson

Officers / Roles

Electoral Roll

(To 19th May)

VACANT

(From 19th May)

Olivette Thompson

Children's Champion

Sarah Joshi

Secretary

(To 19th May)

Fiona Hollow

(From 19th May)

Jarre Olajide

Treasurer

Daniel Pratt

Lay Vice-Chair

VACANT

The PCC met 5 times during 2025. In September 2021, the PCC approved a new five-year Mission Action Plan to outline the specific objectives towards which we will apply our financial and human resources. More details of the year's activities and results are outlined below in the general report.

Council Members' Report

Vision

'to be a beacon of hope for Hoxton'.

Mission

Worship God | Make Disciples | Share Jesus | Transform Hoxton

Values

Rooted

- We are confidently Christian: focused on prayer and worship, we are attentive to the voice of God in Scripture and work within the inherited structures of the Church of England.
- We are committed to loving and serving Hoxton and being ambassadors of the kingdom of God.
- We are rooted in our relationships to the wider church: within our parish and diocese but also with Christians from other traditions. We will honour their gifts, and humbly seek to work and learn together.

Relational

- We are committed to sharing life together with all its ups and downs – rejoicing together and weeping together.
- We want fun, food and friendship to be hallmarks of our church: welcome and hospitality a fundamental part of our approach to our corporate life.
- We're cautious about making any negative judgements about people – and want to embrace the great diversity and variety of people in our neighbourhood.
- We are determined to pay particular attention to the biblical justice issues of equality, diversity and inclusion. We seek to remain a multi-generational, multi-ethnic, multi-cultural church family in which strangers become friends.

Responsive

- We're responsive to the changing shape of our church and neighbourhood, and we continually adapt our mission and ministry to reflect the context. We're happy to experiment creatively, and we recognise that fruitfulness does not always mean short-term visible outcomes.
- We want to ensure our compassionate ministry addresses real local needs.
- We want our church ministries to express the variety of our members' gifts and vocations – not fit people into a predetermined model.

Risk-Taking

- We trust in a God who is able to do 'immeasurably more' than we can ask or imagine – this has been our experience over the past years.
- We will be attentive to the voice of the Spirit, and willing to step out in faith
- We will not shy away from making changes if we believe that God is calling us into something new.

Diocese of London Report

The Diocese of London is the largest in the Church of England, with over 400 churches serving a diverse population of 4.2m north of the Thames and west of the Lea, with a vision for every Londoner to encounter the love of God in Christ. In 2025, the Church continued to grow, contributing to attendance increases of around 20% since 2022..

The London Diocesan Fund (LDF) serves, supports and resources all parts of the Diocese by funding around 540 paid clergy and providing essential services so every parish benefits from strong pastoral and missional leadership. The Ministry Team supported the formation and development of 540 paid clergy, 204 self supporting clergy, 114 Licensed Lay Ministers, as well as over 100 exploring ordained or lay ministry. Most stipendiary clergy are housed by the LDF. The Housing team completed over 3,000 repairs and planned maintenance tasks, alongside major retrofitting to improve housing quality and energy efficiency, contributing to net zero goals. Parishes received wide-ranging practical support for ministry. The Property and Fundraising team helped secure nearly £16m of external investment towards building renovations, community engagement and mission.

Safeguarding practice was strengthened further, with 95% of parishes now using safeguarding dashboards. INEQE carried out an independent audit of diocesan safeguarding, and their awaited insights will ensure continued improvement to guard against any complacency.

This work was funded through parish contributions via the Common Fund (£24.3m) and LDF generated income (£12.8m) from grants and investments. The LDF has also generated additional funds for mission-focused projects, now totalling £40m across their collective lifespan. Great progress was made in 2025, including:

- Hackney & Islington Programme: 24 parishes supported, four new worshipping communities launched, lay leaders trained, and significant attendance growth.
- Southall & Hounslow Project: strengthening intercultural ministry across 13 parishes with new multilingual congregations adding over 100 new disciples.
- Tower Hamlets Mission Project: 89 young people came to faith and nearly 9,000 residents were engaged through new worshipping communities and outreach.

The Diocese also celebrated Bishop Sarah's appointment as Archbishop of Canterbury, giving thanks for her eight years as Bishop of London, marked by committed support for parish ministry, mission, safeguarding, and the diocesan priorities of becoming younger, safer and more racially just.

Electoral Roll Report

The electoral roll was reviewed and revised during January-April 2026. In 2025 an entirely new Electoral Roll was created from scratch as is required in the Church of England every six years. It included 153 members. After review and revision, the electoral roll included 165 members.

Olivette Thompson, Electoral Roll Officer

Hackney Deanery Synod Report

The Deanery Synod's main functions are:

- to promote in Hackney Deanery the whole mission of the Church, pastoral, evangelistic, social and ecumenical
- to consider matters concerning the Church of England and to make provision for such matters in relation to the Deanery
- to bring together the views of the parishes of the Deanery on common problems, and to discuss and formulate common policies on those problems
- to foster a sense of community and interdependence among those parishes
- to be the point of contact between those parishes and the Diocesan Synod

During 2025 the Hackney Deanery Synod met on three occasions:

11 March

St Olave's, Woodbury Down. The focus was the Diocese's 'Growing Younger' strategy, presented by Josh Booth, Youth Lead for the Hackney and Islington Programme. Josh interviewed five young people from St Olave's who spoke about their experience of church. Most had attended since childhood and described church as a place to serve and learn about God, deepen their faith and belong to a welcoming community.

Josh explained that Growing Younger requires intentional planning, committed leadership and investment in both paid workers and volunteers. The Growing Younger vision includes every parish engaging seriously with youth ministry, building links with secondary schools and supporting Youth Minsters. Discussion highlighted the difficulty of accessing schools, and the need for collaboration between parishes. Synod members also noted the importance of strong work with younger children as a foundation for future growth.

A report from Diocesan Synod followed. Issues included progress towards Net Zero, safeguarding reform and the wider 2030 vision. A motion relating to 'A Charter for Valuing Children & Young People in Churches', which had been proposed by the Hackney Deanery in response to the horrific strip-searching of a child in a Hackney school, had been discussed at Diocesan Synod. To the disappointment of the Hackney Deanery Synod, Diocesan Synod members did not pass the motion promoting the Charter to all churches in the Diocese, but nor did they reject it (they 'moved to next business' without voting, meaning that the motion could be brought again).

21 July

St Mark's, Dalston. The focus was a talk given by Dr Lisa Adjei, Head of Racial Justice Priority for the Diocese of London. Dr Adjei spoke about her journey from biomedical science into Christian charity work. Drawing on experience with Tearfund, Christian Aid and the Sankofa Collective, she reflected on Acts 10:34 and the biblical call to justice. She emphasised truth-telling about history, reform of church structures and creating a culture in which people of all ethnicities can flourish.

The Revd Steve Gayle spoke about racial justice work alongside the Revd Shana Maloney and the Revd Prakash Thankachan. Steve described local racial justice initiatives, including collaboration across churches, attention to diverse musical traditions and the telling and archiving of important Windrush stories. In discussion groups, parishes shared examples of embedding racial justice through multilingual worship, themed services and visible commitments. Dr Adjei outlined diocesan priorities linked to the 2030 vision: participation in leadership, education and training, governance reform and advocacy on wider justice issues. Members were encouraged to reflect in their PCCs on who might be excluded from their churches.

The Synod then discussed consultation on the future of the See of Stepney following the announcement of the Bishop's departure. The Bishop of London had asked for views on episcopal provision in the area. It was explained that consultation at this stage concerned the role of the Bishop rather than the necessary attributes of a particular candidate. In groups, members identified key responsibilities of a bishop, including spiritual leadership, pastoral care, mission oversight, visibility and sensitivity to local challenges. While strengths in current provision were recognised, there were hopes for greater accessibility, stronger advocacy and increased lay involvement. Reports were also received from General Synod and Diocesan Synod, covering safeguarding, clergy wellbeing and financial pressures.

20 November

St Matthias, Stoke Newington. The focus was Lay Ministry. Philip Whitehead, one of the Wardens for Licensed Lay Ministers, spoke about his calling and described Licensed Lay Ministry as centred on scripture, preaching, leading worship and encouraging others in faith. He outlined the discernment and training process and spoke about both the joys and challenges of the role.

Basil Weekes, a Pastoral Assistant, reflected on twelve years of listening, prayer and pastoral visiting, particularly among those facing loneliness. He noted the emotional demands of the ministry and the importance of training and safeguarding.

Aleka Gutzmore, a Pioneer Missioner, described creative, Spirit-led community initiatives, including fundraising for school uniforms, and highlighted how lay leaders can reach people beyond traditional church networks. Small groups discussed how lay ministry is promoted, barriers such as bureaucracy and the need for clearer publicity and accessible pathways. Many emphasised that lay ministry extends beyond formal titles and depends on nurturing the gifts of the whole congregation.

The Synod also received an update on the appointment process for the next Bishops of Stepney and London.

Thank you to all who have attended and contributed to the Hackney Deanery Synod during this last year.

Stephen Millar & Daniel Pratt, Deanery Synod Representatives

Church Family Voice

During March 2026 we invited members of our church to respond to two simple questions looking back on 2025. We used flip-charts and post-it notes during a Sunday service, and also circulated a simple google form to get responses. The voices of the people at SJH are recorded below:

1. What was your SJH church family highlight of 2025?

- the summer fair
- All of the guys are kind and supportive and give me positive vibes
- Seeing young people so engaged and lives committed to christ
- The women's event organised by Doreen & Pauline.
- Wonderful support prayers through my time of healing bless you all.
- friday youth night
- During Focus I was going through a tough time and so many of my church family supported me and cheered me up.
- April Baptisms
- Focus is definitely a highlight. I would also mention the men's football including the London churches tournament.
- Youth Ministry, preaching, baptism,

- youth social summer
- The summer fair. It was fun on the bouncy castle and all the games and food. Our friends from school could also

come even if they did not go to this church.

- Being baptised at SJH.

2. Where did you see God at work in the life of our church in 2025?

- I saw God at work through the care people showed each other, the prayers, and how the church helped those who were struggling
- Pauline & Stephen's connect group continued to thrive. People came to church through the football.
- My spirit was overwhelmed in the service which mentioned a lot to my healing and being cured.
- In the youth! It's such a joy to spend time with them and see them grow
- The Songs Because these songs all include God and that brings us joy!
- In the provision of a young adults connect group and the encouragement it has been for all involved.
- Carols by Candlelight service
- God got me a job where still remain the connection between my work and my church family
- every time i hang around my church family mainly and when i go to church
- We loved the fun at four service. It really made us want to come back. Also when the balloons and confetti came down during the service. It was very unexpected.

Here are a selection of quotes from the google form responses:

- *"Thank you to everyone for making the church feel like home. I'm grateful for all the love and support."*
- *"Massive thank you to all, I feel very comfortable with the st johns family, I have at last found myself."*
- *"I so appreciate the church staff and leaders for all they do!"*
- *"The joy of Christian fellowship at SJH is very rich."*
- *"We love the children's groups and when there are children's activities in the service."*
- *"I'm forever grateful to be part of this amazing church and the family community that brings us all together by attending this church."*

For those who like to get a picture of the year, we created a slideshow of photos from the year for our harvest shared lunch in October, and you can get a flavour of church life by scanning the QR code below.



Vicar's Introduction

"Now is the winter of our discontent made glorious summer..." (Shakespeare, Richard III)

"See! The winter is past; the rains are over and gone. Flowers appear on the earth; the season of singing has come," (Song of Songs 2:11-12)

2025 ended better than it began! As the following pages of the report will show, and the financial statements will demonstrate, 2025 was a year when our financial resources improved dramatically. This in and of itself is naturally not the most important measure of the mission of a church - but it remains the case that there our financial resources have an impact on our capacity to fulfil the mission we believe God has entrusted to us.

Without wishing to rehearse too much from previous years' reports, it's worth us remembering that in 2023 we had to tackle some major financial challenges in the form of a VAT liability to HMRC from our car parking business. 2024 saw some significant changes in ministry and operational staffing - and navigating any significant changes to a team are not without challenges.

Last year I wrote of 2024 that it seemed as though we had experienced a season of winter. At the start of 2025 I was sensing some small signs of spring - with some new growth in mission and ministry outcomes, but also in our resources. By the end of 2025 it was evident that things had changed fairly dramatically.

Perhaps the best way to demonstrate this is with a little '2025 Wrapped' summary as shared in our January 2026 noticesheet:

- 2025 was an amazing year. Here's just a snapshot:
 - **30** people baptised
 - **153** people registered for our new electoral roll
 - **70** people attended Focus in the summer
 - **c150** people joined the Sunday Football WhatsApp community with around **40+** playing each week
 - Over **200** hours of kids and youth group activities were offered
 - At least **350** hours of prayer and worship was offered to God in services, morning prayer and Connect Groups – that's almost **one hour every day!**

Beyond the wonderful signs of growth in congregational life, careful management of our financial resources, as well as an improvement in car parking income in the second half of 2025 resulted in the church showing a £9k 'profit' for the financial year. Of course, it's not really profit for the sake of financial gain, but these funds have allowed us to recharge our PCC Reserves in accordance with a newly adopted Reserves Policy, as well as giving us a healthy bank balance as we start out in 2026.

One of the principal reasons for the financial gains was the decision to leave some roles on the staff team vacant throughout the year. This does make significant financial savings on payroll, but it comes at a cost. Several staff have been covering more than one role throughout 2025, and we should acknowledge the hard work of the staff team in keeping our provision consistent despite being understaffed. We have begun recruitment in early 2026, and hope to be fully staffed very soon.

At the very end of 2025 I had a few weeks off due to work-related stress. I have reflected deeply on this through the year, and engaged in some feedback processes to help us all think about how we work as a church - and in particular as a ministry team. Christian leadership is hard, and church ministry is always challenging - whatever the setting. St Paul describes it this way:

8 We are hard pressed on every side, but not crushed; perplexed, but not in despair; 9 persecuted, but not abandoned; struck down, but not destroyed. (2 Corinthians 4:8-9)

We are engaged in a battle not against flesh and blood, but against principalities and powers. It is clear to me that the powers of the evil one would seek to destroy, damage and undermine the efforts we make for the mission of God's kingdom through this local church. Sometimes the challenge we face is not external to us, but is seen in the breakdown of relationships, the erosion of trust in one another, and in the emergence of factions in the church. In 2026 we must make every endeavour to guard ourselves from these things - our effectiveness in mission will be commensurate with our unity and commitment to one another.

On a brighter note to end this section, I feel particularly grateful for two other things as we reach the end of 2025 and begin 2026. First, after a frustrating few years of inactivity, our building conservation project plans received a boost in December 2025 when the Diocese agreed to fund a consultant to apply for a grant from the Heritage Fund on our behalf. The initial application process will occupy the first few months of 2026, and if successful, we will then spend the next 8-12 months reviewing all our conservation and development needs and preparing to submit an application for major redevelopment works. Every few generations, it falls to those at the tiller to undertake major building conservation works - and it's now our turn. God willing, we will be engaged in major works over the next few years - but all with the aim of passing on to future generations a church building fit for mission to Hoxton for another 200 years!

Secondly, by God's grace, I am now doing all the annual services and events at St John's Hoxton for the 16th time! When I arrived to serve as Vicar here in 2010, the 200th anniversary of the church in 2026 seemed a long way off. All of a sudden, it's just around the corner! June will see the 200th anniversary of the opening of St John's church for worship and mission in the Hoxton neighbourhood. The community - and the built environment - has changed beyond recognition over the past two centuries. But the purpose of God remains the same: "that God was reconciling the world to himself in Christ, not counting people's sins against them. And he has committed to us the message of reconciliation." (2 Corinthians 5:19)

It's my great privilege to be able to lead our celebrations of our 200th birthday with great gratitude for all that has been, and even greater anticipation for all that will be in the next 200 years as we seek to be 'a beacon of hope for Hoxton'.

Revd Graham Hunter, Vicar

Worship God

Sunday services continued weekly at 10.30am throughout 2025. The 4pm service was reintroduced as a monthly service with a focus on prayer and worship. It followed a three-monthly pattern focusing on thanksgiving prayer, prayer for healing and prayer for the global church. Attendance in the mornings tends to be around 100 adults, youth and children each week. The monthly afternoon service has around 10-15 attendees. In the autumn, our Curate Bosede Owa launched a new Wednesday lunchtime eucharist, which has around 10 people attending each week.

Special services were held to mark Ash Wednesday, Maundy Thursday, Good Friday and Ascension Day. During Advent the Blue Christmas service was reintroduced in addition to the usual Carols by Candlelight service and special services for Christmas Eve and Christmas Day. Although we offered a bereavement service as usual, we did not provide a Wave of Light service this year as part of baby loss awareness week. Instead, we promoted the Wave of Light service at another local church.

The monthly youth worship night - Friday Youth Night - continued throughout the year, and as well as attracting a good number of young people for worship, teaching and prayer, it has also provided a great training ground for emerging worship leaders and musicians. Several of our young musicians have begun to serve on the Sunday morning worship team.

The preaching series continued to be guided by the lectionary and also to explore bible texts or themes in more detail. Sermons looked at various bible books and topics. We explored the biblical books of Titus and Malachi in depth, as well as the Isaiah Servant Songs during Lent. We explored Christian basics through the spring and summer - along with our usual Summer Psalms programme in August. We explore the 'One Another' saying of the New Testament in September, and then a series exploring 'Full-Fat Faith' through the autumn.

All-age worship services continued to use the iSingPop resource 'The Pop Box' - but this year looking at Old Testament heroes of the faith. As well as sermons from our Clergy, we also made space for our Licensed Lay Ministers Daniel Pratt and Sara Hunter to preach. Various members of the wider congregation were involved in preaching in our annual Summer Psalms series during August.

Music & Worship

We continued to carry a vacancy on our staff team for a Music & Worship Minister throughout 2025 - and this did make provision of music for our worship services challenging. Our Vicar covered the role and responsibilities, but with obvious limitations in what could be provided. However, we did see various volunteer worship leaders developing, notably Caleb Hunter, who at the age of just 17 going on 18, began to lead worship regularly on a Sunday morning. We also welcomed and appreciated the contributions of Ann-Marie Nye, Joanna Casson and Sara Hunter as regular leaders of our worship music in services. As mentioned above, a number of teenagers from our youth ministry have become very involved and committed in the Sunday worship ministry - both as musicians and singers but also serving on the production team. We're very grateful to them all.

One particularly special project for our worship musicians and wider church was the Boundless recording project in February. This was a series of new worship songs for congregation designed to connect Christians with the wider world of work beyond Sundays. (Some of these songs had been

co-written by our Vicar.) It was wonderful to have a film crew and some amazing musicians at St John's to perform and record the songs with a live congregation - largely populated by our church family. It was great to see the music videos and hear the recordings just a few months later, and to know we have played our part in a project that would bless the wider church.

Make Disciples

We recognise that the responsibility for growing in discipleship rests with every individual follower of Jesus, but that the church can provide programmes and activities to assist every person in that task. For adults, we principally see discipleship as occurring through involvement in ministry teams, connect groups and special events. During the course of the year, nine different Connect Groups for adults were run. These were offered in person, online, midweek and at weekends. A new Connect Group specifically directed towards young adults was launched in the autumn. Engagement and attendance is hard to measure, but in peak moments of each academic, with 2-3 Connect Groups running, we saw around 40-50 adults involved each week. This represents around 70-80 adults engaged at some stage in the year.

Some people grow in active service through serving on ministry teams - and around 50 adults were regularly involved in serving in ministry teams through the year. Others volunteered to serve on an occasional basis. As usual, we took around 70 members of our church family to Focus in July, where they joined with around 8,000 other Christians from across the HTB Network. This year, we were responsible for running the Chapel venue - and members of our team led prayer times, Psalms & Stretches and communion services there. As well as enjoying the worship, teaching, prayer and fellowship across the five days, a number of people returned from Focus encouraged to get involved in serving in various ministries in the church.

Baptisms

We were able to offer three baptism services in 2025, including two services with baptisms by full immersion in a pool in the church gardens. In total, 30 people were baptised across the three services, of whom the majority were adults and teenagers. One long standing member of the church renewed her baptism vows as a way of marking her growth and commitment in faith. Several of those baptised were Iranian refugees and asylum seekers who had either come to faith in Jesus in a house church in Iran before leaving the country, or who had encountered the truth and love of Jesus through the local church in this country. We offer Alpha every term in both Farsi and English - so as to help Iranians learn more about Jesus and the Christian faith. Baptism preparation classes were offered for all candidates, and our Curate, Revd Bosede Owa, led classes and baptised candidates for the first time in November.

Kids & Youth Ministry

SJH Kids & Youth provision continued throughout 2025. Discipleship groups met during the Sunday morning service, and in September, the kids provision was restructured. Diddy Disciples - a group for pre-schoolers with parents and carers - came to an end in the summer. Two new groups: 'Joy Squad' and 'Brave Believers' were launched to provide for all children from nursery to school year 6.

The revitalised creche area enables parents with pre-schoolers to watch and follow the service on a big screen, while little ones or fed or play. SJH Youth on Sundays continued in strength - with around 20 secondary school age youth attending every week. The group hasn't had a dedicated space, and have met for several years in the Vicarage. In September it was decided that they could meet downstairs in the crypt, as the numbers in SJH Kids were low and the space was available.

Kids ministry developed in March as an after school bible club was launched for children in years 3-6. Every week during school term-time, around 8 children gather for refreshments, bible stories, games and activities. A holiday club was offered during the Easter holidays, as well as our annual Easter egg hunt! Each term a family movie night is offered, and we usually have over 100 children and parents attending. Our annual pancake party is another social occasion to which children and families in our community are always invited. In 2025 around 80 people attended, and around 250 pancakes were cooked and consumed!

Youth ministry continued to develop as part of the Hoxton Youth Minister. Part-funded by the Diocese of London, this project is designed to help us reach a greater number of young people in the Hoxton neighbourhood, as well as to deepen youth discipleship and support other churches collaboratively. We offered the monthly Friday Youth Night worship service for secondary school age kids - from our own church and neighbouring parishes. This provided a context for the development of youth worship teams and enabling young leaders to take responsibility for hosting and leading the event.

The Hoxton Eagles football project continued weekly during term-time - and at peak was attracting around 20-25 young people from school years 6-9 to play football. We also arranged youth football tournaments with other local churches, and some of these young people were taken to the annual Ambassadors football tournament. We offered termly youth socials, as well as a weekly Hangout space on Sundays. The Ministry Work Experience scheme was offered twice in the year for youth aged 16-18 in school years 12 & 13 to gain 12 weeks of paid work experience in the church. Our efforts in collaborating with other churches for youth work were frustrating, largely due to lack of team capacity on both our part and that of the churches we approached.

Share Jesus

We continued to run the Alpha Course throughout the year, offering it twice - once in spring, and once in autumn. In November, the autumn course participants were invited to join with around 40 other course members for a 'Holy Spirit Day' hosted at St Luke's Kentish Town. This was powerful for all who attended. Across the year, over 30 people completed the Alpha course.

We continue to include moments of evangelism - speaking the good news of Jesus and the kingdom of God at all the public events we hold. For example, at our December Beer & Carols event, with around 250 people present we shared a verse from Psalm 30:5 'joy comes in the morning' to speak about the hope we have with the birth of Jesus.

We continued to work in close partnership with St John the Baptist Primary School - our associated church primary school. Doreen Tang continued in her role as School Chaplain to the primary school. As well as the usual round of weekly collective worship assemblies and monthly church services, the 'Playground Prayers' sessions continued, and Doreen has worked hard on building supportive relationships with staff and pupils.

Sunday Football

The Sunday evening football project continued to grow through the year. The WhatsApp community has around 150 members, and the 'Chaplain' Daniel Pratt offers a weekly bible reflection for the group. At the football sessions themselves, around 40 players met weekly. Friendships have been developed over the year, and several of the young men have come to the church.

Fortnightly prayer for the project takes place, and an event is planned for early 2026 to invite many of the men to church as a 'next step'. This event - a 'Ballon D'Or' awards ceremony will include a sit-down dinner and we're inviting the guys to dress smartly. We're excited to see how it can provide a deeper connection to the life of faith for some of the men.

Transform Hoxton

'Seek the peace [prosperity / welfare] of the city where the Lord has placed you: in its peace is your peace.' (Jeremiah 29:7)

Over the past few years, Community Organising with Citizens UK has been central in our approach towards social transformation. During 2025 we have had limited leadership capacity to engage with community organising work. However, we did some listening work at our APCM in 2025, and that helped us identify an issue with the provision of lift repairs in some of the local blocks of flats. We began to work on a campaign to gain better maintenance provision. This work is ongoing.

In March, we were able to employ our Curate, Revd Bosede Owa, to work part-time as a Community Chaplain thanks to a grant from the Benefact Trust. Her work has two dimensions - gathered and scattered: gathering people at church for support activities such as our Warm Welcome project (running for the six months of autumn and winter each year), or for the Sanctuary Mental Health course; additionally, she provides chaplaincy in the form of pastoral care to people in their homes or hospitals.

Bosede has also arranged special lunches or Saturday gatherings for elderly members of our community or refugees and asylum seekers. In the autumn we hosted a 'Death Cafe' session in partnership with our local funeral director so as to help people in the Warm Welcome space consider what they should prepare before their death.

We were able to provide some other special events for the local community. In June we held a summer fair again - which is a way of creating a celebratory space in our community. Around 300-400 people attended the event, and we look forward to throwing a street party to celebrate our 200th anniversary in 2026. In December we held a Festive Family Fun day for the local community, complete with crafts, games and activities for children of all ages.

We continue to distribute financial support in the form of supermarket gift cards and energy donations to those in need.

Leadership & Administration

2025 was a stable year in terms of the staff and volunteer ministry team. In March 2025, Renatha Hoga's role evolved from Church Administrator to Operations Manager. We did not recruit a replacement administrator however. Consequently, we had vacancies for administration, worship and kids and youth. Managing the workload in these areas did place an additional burden on existing staff - but also provided significant payroll savings.

In June, Revd Bosede Owa continued her vocational development as she was ordained as a priest in the Church of England. This meant that she was now allowed to celebrate Holy Communion. She has adjusted to this new ministry with joy, confidence and ease. In September, Raha Samar joined our ministry team as a Kids & Youth Ministry Apprentice. She is employed by the Diocese of London, but on placement with us at St John's. The apprenticeship combines formal study and training with practical experience gained on placement. The scheme lasts for three years. We also benefited from Oasis Yankana joining our team as a Kids' Ministry Assistant from March to July. In September, she began a training programme at St Mellitus College to focus on youth ministry. We had anticipated that she would undertake her training placement with us, but by December we had resolved that there was a more suitable placement for her in another local church.

The operations team was stable, with Chris Cummings and Mohsen Amjadi working as premises assistants throughout the year. Mohsen tendered his resignation in November, having secured full-time employment. He worked until the end of December though, and has been replaced in his role from the start of 2026 by Farzam Derakhshani.

We engaged Aaron Rodewald of Rodycloud Consulting to undertake some staff training in finance for us, and also to undertake a pension audit of the past five years. This resulted in us discovering that we had underpaid pension contributions for two members of staff. A correction was made and payment transferred to our pension provider. We're grateful to Aaron for his support, and intend to engage him further in 2026 for financial management services.

The PCC reverted to its former pattern of meeting 5 times per year - having acknowledged that more frequent meetings resulted in poorer attendance and more work for the Vicar. The PCC Standing Committee continued to meet in between full meetings to determine the agenda and discuss other issues needing deliberation and decision. Sadly there was a breakdown in the working relationship between the Vicar and Churchwardens in the second half of the year, and despite efforts at mediation supported by the Diocese, this was not remedied.

This is included for note in this report simply because it demonstrates the unique complexity of leadership and governance in a local parish church, where those involved as 'trustees' are also 'users' and 'members' of the organisation. It also shows the challenging situation for all Vicar in which they're both 'chair' and 'chief executive' in the organisational structure. Needless to say, there has been some pain and loss of relationship in all this, but no doubt all involved will have grown in wisdom as they reflect on the situation. We follow a God of redemption and healing, so we're confident that these challenges will result in God's greater glory.

Safeguarding Report

1. Introduction

St John's Hoxton remains fully committed to the safeguarding, care, and protection of children, young people, and vulnerable adults within our church community. Safeguarding is integral to our

mission and ministry, and we strive to create an environment where everyone feels safe, valued, and respected.

The PCC annually reviews and adopts the House of Bishops' safeguarding policy statement and pays due regard to:

- *Promoting a Safer Church* (2017)
- *Protecting All God's Children* (4th Edition, 2010)
- The Diocesan Safeguarding Policy: *Promoting a Safer Diocese* (2018)

The Safeguarding Policy is published on our website and reviewed at the first PCC meeting following the APCM. The PCC receives safeguarding updates at each bi-monthly PCC meeting to ensure ongoing oversight and accountability.

This report provides an overview of safeguarding activities, report on progress, compliance, training, and future priorities for the year.

2. Key Safeguarding Developments This Year

During the past year, the following safeguarding measures were implemented:

- Ongoing safeguarding training completed by staff and volunteers (individually and in groups).
- Annual policy review completed in May 2025 in line with diocesan requirements.
- Continued safeguarding awareness through:
 - Visible posters across church premises
 - Website updates
 - Safeguarding Sunday sermons
- Appointment and support of the Church Safeguarding Officer (CSO), Doreen Tang, ensuring clarity of role and reporting structures.
- Continued strengthening of reporting pathways to ensure concerns are escalated appropriately and without delay.

Safeguarding remains embedded within ministry planning, event risk assessments, and volunteer onboarding processes.

3. Safeguarding Cases and Concerns

(Confidential details are not disclosed to protect privacy.)

- Total safeguarding concerns recorded in 2025: **14**

Actions taken included:

- Consultation with the Diocese Safeguarding Team (DST) where appropriate.
- Joint management of cases between the Vicar and Safeguarding Officer.
- Internal risk assessments and documented action plans.
- Ongoing pastoral support for individuals and families involved.

Observed trends indicate that a number of concerns relate to individuals experiencing mental and emotional health challenges, including members of the asylum-seeking community. In such cases, safeguarding responses have included pastoral care, appropriate signposting, and liaison with diocesan guidance.

All concerns were recorded, reviewed, and managed in accordance with diocesan safeguarding procedures.

4. Safer Recruitment and DBS Compliance

- DBS checks completed in 2025: **19**
- 80% of PCC members hold valid DBS certification.
- Safer recruitment processes have been reviewed to ensure compliance with diocesan requirements.
- Continued progress is being made to ensure all volunteers working with children and vulnerable adults have up-to-date safeguarding training and DBS clearance where required.

Volunteer onboarding now includes:

- Role descriptions
- Safeguarding policy acknowledgment

5. Training and Development

- Safeguarding training sessions completed (individually): **12**
- Current percentage of staff and volunteers with up-to-date training: **75%**

Focus areas for the coming year:

- Increasing training compliance toward 100%.
- Ensuring Welcome Team members complete Basic Awareness Safeguarding Training.
- Monitoring training renewal cycles to prevent lapses.
- Encouraging role-appropriate safeguarding training (Basic, Foundation, Domestic Abuse, and Leadership levels as required).

Safeguarding culture is reinforced through leadership modelling and regular communication.

6. Partnership with Diocese and Governance Oversight

We continue to maintain strong working relationships with the Diocese Safeguarding Team (DST), including:

- Access to PSO (Parish Safeguarding Officer) drop-in sessions.
- Consultation on complex cases.
- Regular PCC safeguarding reporting.

The Parish Safeguarding Dashboard is monitored regularly and remains at a high compliance level (currently 100% in 2025 reporting progress).

This reflects significant administrative diligence and accountability.

7. Future Priorities (2025–2026)

- Increase safeguarding training compliance toward full coverage.
- Strengthen documentation and digital record-keeping.
- Continue improving safeguarding awareness across all ministries, including community outreach projects.
- Maintain clear reporting culture, “Safeguarding is everyone’s responsibility.”
- Ongoing review of safeguarding risk assessments for children, youth, football outreach, and community activities.

8. Conclusion

Over the past year, St John's Hoxton has continued to strengthen its safeguarding framework through training, compliance, governance oversight, and partnership with the Diocese.

While safeguarding challenges remain, particularly in supporting individuals with complex needs, our approach remains proactive, transparent, and rooted in care.

We remain steadfast in our commitment to ensuring that St John's Hoxton is a safe church for all. For any safeguarding concerns or inquiries, please contact me.

Doreen Tang, Church Safeguarding Officer

PCC Treasurer Report

I am pleased to report that the financial year ended 31 December 2025 has been an exceptionally strong year for St John's Hoxton. The PCC recorded a surplus of £93,700, a substantial increase from the £7,500 surplus in 2024. This represents an improvement of over 1,100% year-on-year and marks one of the most financially stable positions the church has been in for several years.

Income Overview

Total income for 2025 was £410,590 (2024: £361,954), representing a 22% increase year on year. A breakdown of the main income streams is set out below:

- **Planned Congregational Giving (including Gift Aid) 2025:** £100,900 (2024: £101,722).
 - The number of givers increased to 950 (2024: 918), demonstrating continued growth in participation and generosity, though slightly below projection.
- **Premises Hire (Regular and Ad Hoc) 2025:** £94,600 (2024: £104,393).
 - Premises hire continues to be a key and stable income stream for the church, though slightly below last year's
- **Management Company Dividends 2025:** £98,000 (2024: £48,500).
 - Dividend income reflects the trading performance of the management company and remains an important contributor to unrestricted funds.
- **Regular Grant Income 2025:** £55,000 (2024: £24,124)
 - In the 2nd half of 2024, we secured a six-year funding partnership with the Diocese of London to develop and deliver the Hoxton Youth Minister initiative, strengthening medium-term income viability.
- **Restricted Fund Donations 2025** £20,000 (2024: £21,112)
 - Restricted giving continues to support specific ministry initiatives, including the Benevolent and Holiday Bursary Fund.
- **Worship Services Collections 2025:** £2,900, (2024: £5,293).
 - This reflects ongoing congregational generosity during services, considering the cost of living crisis.

Expense Overview

Total expenditure for 2025 was £316,934 (2024: £347,214), a decrease of 3.7% year on year despite inflationary pressures. A breakdown of the main expenditure categories is set out below:

- **Payroll (Clergy and Staff Costs) 2025:** £115,400 (Budget £154,000) .
 - Significant savings were achieved during 2025 due to staff restructuring. Staff vacancies were not filled and some staff covered multiple roles, contributing materially to the overall surplus.
- **Maintenance, Repairs and Management 2025:** £11,200 (2024: £22,800)
 - Expenditure reflects ongoing stewardship of the church building and operational management.
- **Common Fund Contribution:** £78,000
 - Contributions to the Diocese of London cover not just our direct costs of ministry but also contribute to the wider Diocesan costs including subsidy of poorer churches.

Financial Position at 31 December 2025

The balance sheet reflects a much strengthened position:

- Total Assets: £142,432
- Total Liabilities: £24,789
- Total Equity: £117,643

Cash reserves are particularly healthy:

- Overall Cash Balance: £110,565
- General Fund: £58,929
- Reserves: £37,068
- Restricted Fund (#LoveHoxton): £9,187

One of the most encouraging developments is the growth in General Funds, which increased from £3,903 in 2024 to over £70,000 in 2025. This represents a transformational strengthening of unrestricted reserves and significantly improves our financial resilience.

Looking Ahead

The strong surplus in 2025, growth in giver numbers, restored Common Fund commitment, and the long-term Diocese partnership position St John's Hoxton on a firm financial footing. While we celebrate this year's performance, we remain mindful that prudent stewardship, diversified income streams, and disciplined cost management will continue to be essential. Building and protecting reserves will remain a priority to ensure sustainability in future years.

Conclusion

The 2025 financial year represents a year of consolidation, growth, and renewed confidence. Through careful management, increased participation, and strategic partnerships, we have moved into a position of strength.

I would like to thank the PCC, clergy, staff team, volunteers, and congregation for their commitment, generosity, and faithful stewardship. Together, we are ensuring that St John's Hoxton is financially equipped to fulfil its mission in the years ahead.

Daniel Pratt, PCC Treasurer

Building & Premises

The building and premises were well maintained throughout 2025 by our Operations Manager Renatha Hoga along with our Premises team Chris Cummings and Mohsen Amjadi. External contractors continued to provide regular inspections and maintenance for the fire alarm, intruder alarm, roof drainage systems and crypt pumps.

Gardening maintenance was largely managed in-house, but an external gardener came to do some shrub management. Despite our best efforts, we did experience a couple of occasions of flooding in 2025 - both in the crypt with water coming down the south ramp, but also with rainwater ingress down the walls of the gallery. Towards the end of the year, our fire and intruder alarm contractor ceased trading, and we're appointing a new contractor in 2026.

We continued to rent the space in our gardens and premises to a range of external users. We were pleased to welcome two new food businesses to our gardens. The car parking business performed better than expected throughout the year, and yielded significant dividends for the church. After many years of occupancy, the Osteopathic Centre for Children moved out from our crypt in August. This has left some more space available for rental use, but we have not yet found any other users to take it. It also means we have a drop in regular premises income which will be addressed in 2026.

Our heating system, refurbished and with new controls installed in 2023-24, is running efficiently, and we were able to manage our energy costs better than previous years. We settled an energy debt to our supplier Octopus Energy in February, with them willing to write-off 50% of the debt enabling us to settle.

#LoveHoxton

Several meetings were held during the year to try and make progress on our redevelopment project. In December, to our great delight, we were offered some financial support from the Diocese enabling us to appoint a new consultant to bid to the Heritage Fund on our behalf. This work will begin promptly at the start of 2026, and we hope to bid for a significant grant in early 2026 to enable us to undertake a thorough project review during the course of the year. This with the intention of bidding for a major capital grant to undertake the significant conservation and redevelopment worlds needed during 2027-28.

Concluding Remarks

An amazing array of people have contributed to the worship, mission and ministry of the church over the past year – too many to list by name. However, we'd like to pay tribute in particular to our staff team who continue to work tirelessly through the week to support the life of our church.

Mohsen Amjadi - B&P Assistant

Chris Cummings - B&P Assistant

Lorraine Flack - Commissioned Pastoral Assistant

Renatha Hoga - Administrator & Operations Manager

Sara Hunter - Licensed Lay Minister

Cyrus Joshi - Youth Ministry Assistant

Bosede Owa - Curate

Daniel Pratt - Licensed Lay Minister

Raha Samar - Kids & Youth Ministry Apprentice

Doreen Tang - Head of Kids & Youth

Oasis Yankana - Kids' Ministry Assistant

Financial Review

Risk Policy

The PCC has examined the principal areas of the church's operations and considered what major risks may arise in each of these areas. In the opinion of the PCC the church has established resources and review systems which, under normal conditions, should allow the risks identified by them to be mitigated to an acceptable level in its day to day operations.

We intend to create a Risk Register during 2026 to enable the PCC to more carefully monitor and mitigate risks to our operations.

Reserves Policy

In September 2025 the PCC adopted a new approach to determining the level of free reserves that should be held. These free reserves are the unrestricted funds not committed or invested in tangible fixed assets and fixed asset investments. After a discussion about possible financial scenarios in the event of catastrophic loss we resolved to hold free reserves to the value of 40% of the average quarterly expenditure as measured across the three previous quarters.

This calculation determined a free reserves figure of £30,940 to be held separate from other general funds. The PCC was in a position to attain this target and had set these funds aside at the end of 2025. The free reserves target will be reviewed and revised in October each year, based on the average quarterly expenditure in that financial year to date.

Pensions Policy

St John's Hoxton participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections:

1. the Defined Benefits Scheme
2. the Pension Builder Scheme, which has two subsections;
 - a. a deferred annuity section known as Pension Builder Classic, and,
 - b. a cash balance section known as Pension Builder 2014.

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member.

Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the Scheme were a defined contribution scheme. The pension costs charged to the SoFA in the year are the contributions payable (2025: £2,353, 2024: £1,565).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as at 31 December 2022.

For the Pension Builder Classic section, the valuation revealed a surplus of £34.8m on the ongoing assumptions used. At the most recent annual review effective 1 January 2026, the Board chose to grant a discretionary bonus of 10% to both pensions not yet in payment and pensions in payment in respect of service prior to April 1997; and a bonus on pensions in payment in respect of post April 1997 service so that the pension increase was also 10% (where usually it would be calculated based on inflation up to an annual cap of 5% for pensions in payment in respect of service prior to April 2006 and 2.5% for pensions in payment in respect of service post April 2006). This followed improvements in the funding position over 2025. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £8.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The Church of England Pensions Board has agreed that some employers could use assets in the DBS of the CWPF in lieu of contributions to Pension Builder Classic and/or Pension Builder 2014. You will see this information on your DBS statement which will be sent separately.

The next valuation is being carried out as at 31 December 2025. This valuation has not yet been communicated to the PCC.

The legal structure of the scheme is such that if another employer fails, St John's Hoxton could become responsible for paying a share of the failed employer's pension liabilities.

Statement of PCC Members Responsibilities

The PCC Members are required to ensure financial statements are prepared for each financial year which give a true and fair view of the state of affairs of the PCC and of the surplus or deficit of the PCC for that period. In preparing those financial statements, the PCC Members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the PCC will continue in operation

The PCC Members are responsible for ensuring proper accounting records are kept which disclose with reasonable accuracy at any time the financial position of the PCC and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities Statement of Recommended Practice (FRS102) 2019 and the Church Accounting Regulations 2006. In addition, they are responsible for safeguarding the assets of the PCC and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

For and on behalf of the PCC

A handwritten signature in black ink, appearing to read 'Graham Hunter', is written over a horizontal line.

16th March 2026

—
Revd Graham Hunter
Vicar & Chair of Trustees

Independent Examiners Report

To The Trustees On The Unaudited Accounts Of The Parish Of St John's Hoxton

I report to the trustees, being the members of the Parochial Church Council ("PCC"), on my examination of the accounts of St John's Hoxton for the year ended 31st December 2025.

Responsibilities and Basis of Report

As the trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the trustee's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent Examiner's Statement

Since the company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- (1) accounting records were not kept in respect of the Charity as required by section 130 of the Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



26/03/26

C J Goodhead FCA

Knight Goodhead Limited
Reporting Accountants
7 Bournemouth Road
Chandler's Ford
Eastleigh, SO53 3DA

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
INCOME					
Donations and legacies		102,685	25,823	128,508	130,314
Charitable activities		82,584	-	82,584	92,393
Trading activities		3,790	3,000	6,790	5,053
Grants		3,350	62,208	65,558	29,124
Investments		388	102	490	327
Other income		3,924	594	4,518	8,088
Management company		128,942	-	128,942	96,655
Total income	3	325,663	91,727	417,390	361,954
EXPENDITURE					
Charitable activities	4	218,895	96,169	315,064	328,869
Management company		8,865	-	8,865	18,345
Total expenditure		227,760	96,169	323,929	347,214
NET (EXPENDITURE)/INCOME BEFORE TRANSFERS		97,903	(4,442)	93,461	14,740
Transfers between funds		(4,390)	4,390	-	-
NET MOVEMENT IN FUNDS		93,513	(52)	93,461	14,740
FUND BALANCES AT 1 JANUARY 2025		8,943	15,044	23,987	9,247
FUND BALANCES AT 31 DECEMBER 2025	14	102,456	14,992	117,448	23,987

CONSOLIDATED BALANCE SHEET AS AT 31 DECEMBER 2025

	Notes	Group 2025 £	2024 £	Charity 2025 £	2024 £
FIXED ASSETS					
Investments	9	-	-	10	10
Tangible assets	8	8,089	7,360	8,089	7,360
		8,089	7,360	8,099	7,370
CURRENT ASSETS					
Debtors	10	21,626	21,761	23,573	15,428
Cash at bank and in hand		121,960	36,765	110,565	36,478
		143,586	58,526	134,138	51,906
CREDITORS: amounts falling due within one year:	11	(34,227)	(30,721)	(24,789)	(24,111)
NET CURRENT ASSETS		109,359	27,805	109,349	27,795
TOTAL ASSETS LESS CURRENT LIABILITIES		117,448	35,165	117,448	35,165
CREDITORS DUE IN MORE THAN ONE YEAR	12	-	(11,178)	-	(11,178)
NET ASSETS		117,448	23,987	117,448	23,987
FUNDS					
13-14					
Unrestricted:					
Designated		6,040	5,040	6,040	5,040
Other unrestricted		96,416	3,903	96,416	3,903
		102,456	8,943	102,456	8,943
Restricted		14,992	15,044	14,992	15,044
TOTAL FUNDS		117,448	23,987	117,448	23,987

Signed on behalf of the PCC by:



Revd Graham Hunter – Vicar / Chair of Trustees

16th March 2026

Date



Daniel Pratt - Treasurer

16th March 2026

Date

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 £	2024 £
NET CASH FLOW PROVIDED BY OPERATING ACTIVITIES	1	86,865	4,102
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received		490	327
Purchase of fixed assets		(2,160)	-
NET CASH FLOW		<u>85,195</u>	<u>4,429</u>
		2025 £	2024 £
Cash at the end of the year	2	121,960	36,765
Cash at start of the year		<u>36,765</u>	<u>32,336</u>
(Decrease)/increase in cash in the year		<u>85,195</u>	<u>4,429</u>

NOTES TO THE CASHFLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2025

1 RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2025 £	2024 £
Net movement in funds for the year	93,461	14,740
Dividends and interest received	(490)	(327)
Depreciation	1,431	1,852
(Increase)/Decrease in debtors	135	(6,739)
Increase/(decrease) in creditors	(7,672)	(5,424)
Net cash flow from operating activities	<u>86,865</u>	<u>4,102</u>

2 ANALYSIS OF CASH AND CASH EQUIVALENTS

	2025 £	2024 £
Cash at bank and in hand	121,960	36,765
	<u>121,960</u>	<u>36,765</u>

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025

1 ACCOUNTING POLICIES

(a) Basis of accounting

The financial statements have been prepared in accordance with Church Accounting Regulations 2006 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS 102 (effective January 2019) and the Charities Act 2011.

The PCC meets the definition of a public benefit entity under FRS 102.

The accounts are prepared on the historical cost basis.

The accounts are prepared on the going concern basis.

(b) Fund accounting

General funds represent the funds of the PCC that are not subject to any restrictions as to their use and are available for application on the general purposes of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted.

Restricted funds are those funds donated for specific purposes.

Designated funds are funds earmarked by the trustees for a specific project/purpose.

(c) Income

Donations and other income are recognised when received and an estimate of income tax recoverable is recognised when the related donations are recognised.

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

Sales of books and magazines from the church bookstall are accounted for gross.

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

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

Grants and donations are accounted for when paid over, or when awarded.

(d) Expenditure

The diocesan Common Fund is accounted for when paid. Any Common Fund unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the Balance Sheet.

Expenditure incurred in the operation of the church is classed as charitable activities.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

1 ACCOUNTING POLICIES (continued)

(e) Fixed assets

In the absence of an actual cost, the insurance valuation has been used as the deemed cost for operational assets, with no depreciation charge being made during the year due to the long life of the asset and regular maintenance.

Consecrated property and moveable church furnishings

Consecrated and beneficed property of any kind is excluded from the accounts by s.10 of the Charities Act 2011.

Moveable church furnishings held by the Vicar and Churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted as inalienable property unless consecrated. They are listed in the church's Inventory which can be inspected (at any reasonable time). For inalienable property acquired prior to 2003 there is insufficient cost information available and therefore such assets are not valued in the accounts. No such items have been acquired since 1 January 2003.

All expenditure incurred in the year on consecrated or beneficed buildings or on the repair of movable church furnishings acquired before 1 January 2003 is written off.

Other fixtures, fittings and office equipment

Additions to buildings comprise refurbishment of the institute and are depreciated over their expected useful life of five years.

Only items of greater than £1,500 are capitalised. Church worship equipment comprises a number of electrical and other items connected with sound, vision and worship. They will be depreciated over five years from date of first use. Computer and office equipment and furnishings are depreciated over four years from date of first use. Catering equipment is written off over five years from date of first use. Church chairs are depreciated over ten years. The boiler is depreciated over an estimated useful life of thirteen years.

(f) Current assets

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

(g) Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial instruments issues' of FRS 102 to all of its financial instruments.

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

2 ADMINISTRATIVE INFORMATION

The charity is unincorporated and was registered on 3 December 2009 with the Charity Commission in England and Wales. The registered number is 1133109.

The registered office of the charity is St John's Church, Pitfield Street, London, N1 6NP.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

3 INCOME	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
DONATIONS AND LEGACIES				
Planned giving:				
Gift Aided	75,782	-	75,782	73,095
Non gift aid	1,746	-	1,746	2,139
Tax recovery	19,720	-	19,720	20,367
	97,248	-	97,248	95,601
Other giving:				
One off giving	5,437	-	5,437	5,293
Collections	-	19,919	19,919	21,112
Special appeals and collections	-	2,172	2,172	1,569
Tax recovery	-	3,732	3,732	6,739
	5,437	25,823	31,260	34,713
Total donations and legacies	102,685	25,823	128,508	130,314
ASSET BASED INCOME				
Church car parking	29,390	-	29,390	29,680
Premises rental	53,194	-	53,194	62,713
	82,584	-	82,584	92,393
TRADING ACTIVITIES				
Traded services	3,790	3,000	6,790	5,053
	3,790	3,000	6,790	5,053
GRANTS				
Grants	3,350	62,208	65,558	29,124
INVESTMENTS				
Interest	388	102	490	327
OTHER INCOME				
PCC fees	653	-	653	532
VAT recoverable	1,690	-	1,690	1,578
Miscellaneous income (including insurance claims)	1,581	594	2,175	5,978
	3,924	594	4,518	8,088
St John's Hoxton Management Company	128,942	-	128,942	96,655
TOTAL INCOME	325,663	91,727	417,390	361,954

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

4 EXPENDITURE

	Unrestricted funds	Restricted funds	Total 2025	Total 2024
	£	£	£	£
CHARITABLE ACTIVITIES				
Grants and donations				
Holiday bursary fund payments	-	21,609	21,609	19,340
PCC grants and donations - mission	1,689	-	1,689	1,789
Benevolent fund	-	2,925	2,925	5,863
	1,689	24,534	26,223	26,992
Common Fund Overhead	78,000	-	78,000	70,000
Building and premises costs				
Church gardens	1,062	-	1,062	1,967
Church maintenance and supplies	10,101	-	10,101	19,267
Church major redevelopment and repairs	-	-	-	1,920
Insurance	8,646	-	8,646	8,334
Cleaning supplies and consumables	1,656	-	1,656	2,111
Depreciation	1,431	-	1,431	1,852
Facilities furniture and equipment	180	-	180	493
Utilities	20,425	-	20,425	19,455
	43,501	-	43,501	55,399
Mission and ministry				
Children's and Youth work resources	1,987	5,776	7,763	4,917
Clergy expenses and training	2,511	-	2,511	3,209
Curate accommodation	903	-	903	9,007
Community organising	-	-	-	-
Evangelism and discipleship	1,912	-	1,912	604
Hospitality and café supplies	3,852	-	3,852	3,694
Missions projects	3,552	5,000	8,552	8,077
Payroll and recruitment costs	1,620	-	1,620	1,512
Publicity	1,002	-	1,002	200
Services resources	1,125	-	1,125	764
Special Events	118	1,430	1,548	280
Worship and AV	4,402	-	4,402	4,022
	22,984	12,206	35,190	36,286
Office and administration				
Communication	2,564	-	2,564	2,437
Fundraising	2,050	5,620	7,670	2,592
IT equipment and licenses	490	-	490	449
Accountancy	2,290	-	2,290	2,280
Office equipment and stationery	1,063	-	1,063	881
Staff training	2,500	131	2,631	1,377
	10,957	5,751	16,708	10,016

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

4 EXPENDITURE (continued)	Unrestricted funds	Restricted funds	Total 2025	Total 2024
	£	£	£	£
Wages and salaries				
Ministry team	2,219	44,951	47,170	44,105
Operational team	55,342	8,727	64,069	82,034
Employers NI	1,850	-	1,850	2,472
Employers pension	2,353	-	2,353	1,565
	<u>61,764</u>	<u>53,678</u>	<u>115,442</u>	<u>130,176</u>
St John's Hoxton Management Company	<u>8,865</u>	<u>-</u>	<u>8,865</u>	<u>18,345</u>
TOTAL EXPENDITURE	<u>227,760</u>	<u>96,169</u>	<u>323,929</u>	<u>347,214</u>

Included within accountancy above are amounts due to the independent examiners in relation to the independent examination of £1,920 (2024: £1,920) and £370 for other work (2024: £360).

5 GRANTS

Grants and donations totalled £4,614 (2024: £7,902) and were all paid by the charity. The following donations were made to institutions and totalled more than £1,000:

London Citizens	£1,272
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6 STAFF COSTS

No employees received emoluments over £60,000 in the year.
The average number of employees during the year was 8 (2024: 6)

Staff costs relate to all direct and indirect staff costs.

Employment costs	2025 £	2024 £
Wages and salaries	111,239	124,943
Social security costs	1,850	3,239
Pension costs	2,353	1,994
	<u>115,442</u>	<u>130,176</u>

See note 15 for disclosure of payments made to related parties.

ST JOHN'S HOXTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

7 NET INCOME FROM TRADING ACTIVITIES OF SUBSIDIARY

The charity owns 100% of the issued share capital of St John's Hoxton Management Company Limited, a company incorporated in England and Wales (company number: 07039922).

The results of the company before consolidation are summarised as follows:

	2025	2024
	£	£
Turnover	128,942	96,655
Expenses	(32,865)	(42,345)
Taxation	-	-
Net profit	<u>96,077</u>	<u>54,310</u>
Dividend paid to St John's Hoxton	(96,077)	(46,858)
	<u>-</u>	<u>7,452</u>

8 TANGIBLE ASSETS

Group / Charity	Property improvements £	PA/AV equipment £	Shipping container £	Total £
COST				
At beginning of year	8,102	6,101	2,040	16,243
Additions	-	2,160	-	2,160
Disposals	-	-	-	-
At end of year	<u>8,102</u>	<u>8,261</u>	<u>2,040</u>	<u>18,403</u>
DEPRECIATION				
At beginning of year	1,869	4,974	2,040	8,883
Charge for year	623	808	-	1,431
Disposals	-	-	-	-
At end of year	<u>2,492</u>	<u>5,782</u>	<u>2,040</u>	<u>10,314</u>
NET BOOK VALUE				
At end of year	<u>5,610</u>	<u>2,479</u>	<u>-</u>	<u>8,089</u>
At beginning of year	<u>6,233</u>	<u>1,127</u>	<u>-</u>	<u>7,360</u>

9 FIXED ASSET INVESTMENTS

Charity	Investment in subsidiary undertakings £	Total £
Cost or market value of investments b/fwd and c/fwd	<u>10</u>	<u>10</u>

The charity owns 100% of the issued share capital of St John's Hoxton Management Company Limited, a company incorporated in England and Wales (company number: 07039922).

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

10 DEBTORS	Group		Charity	
	2025	2024	2025	2024
	£	£	£	£
Gift aid tax recoverable	1,796	3,554	1,796	3,554
Prepayments and accrued income	2,552	1,120	2,552	1,120
Other debtors	17,278	17,087	6,790	5,396
Amounts due from subsidiary undertaking	-	-	12,435	5,358
	<u>21,626</u>	<u>21,761</u>	<u>23,573</u>	<u>15,428</u>

11 CREDITORS: amounts falling due within one year	Group		Charity	
	2025	2024	2025	2024
	£	£	£	£
Trade creditors	8,862	6,051	8,618	5,264
Loans payable	11,178	14,904	11,178	14,904
PAYE/NI	2,793	1,843	2,793	1,843
VAT	8,260	4,923	-	-
Accruals and deferred income	3,134	3,000	2,200	2,100
	<u>34,227</u>	<u>30,721</u>	<u>24,789</u>	<u>24,111</u>

12 CREDITORS: amounts falling due in more than one year	Group		Charity	
	2025	2024	2025	2024
	£	£	£	£
Loans payable	-	11,178	-	11,178
	<u>-</u>	<u>11,178</u>	<u>-</u>	<u>11,178</u>

Bank loans relate to interest free loans from the Diocese. These are fully repayable within 5 years.

13 FUNDS

The restricted funds are established for the following purposes:

#Love Hoxton project	To fund major conservation and redevelopment plans.
Holiday Bursary fund	Contributions to the cost of taking members of our church to our annual church holiday, Focus, and also other retreats and residentials throughout the year.
Benevolent fund	Holds monies to give to people in need. Funds are usually distributed in the form of supermarket gift cards or energy donations.
Children's and Youth Ministry	This fund is established to hold any funds raised through special events, grant applications or other donations specifically to support the kids and youth ministry at St John's Hoxton. It may be spent on any resources, staffing or activities which are for the benefit of under 18's in our church or neighbourhood.
Hoxton Youth Minister	This fund is established in 2024 to manage grant income and other fundraising associated with the Hoxton Youth Minister project running from 2024-30.
General Restricted Fund	The General Restricted fund holds donations given for specific purposes but expected to be spent 'in-year'. This includes donations for the Sunday evening football project or other special appeals where funds are then spent immediately.
Church Chairs	A campaign was launched in 2023 to raise funds to buy additional church chairs. The donations and gift aid claimed were not shown in the 2023 accounts, and have been recorded in 2024 to ensure restricted donations are properly applied.

ST JOHN'S HOXTON

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

13 FUNDS

The designated funds are established for the following purposes:

Vicarage maintenance

Maintained for the purpose of providing budget for the PCC to meet its responsibility for internal redecoration and refurbishment of the Vicarage as well as for garden maintenance.

13 MOVEMENT IN FUNDS

	Balance at 1 January 2025 £	Income £	Expenditure £	Transfers between funds £	Balance at 31 December 2025 £
Restricted funds					
#Love Hoxton Project	9,086	5,664	(5,562)	-	9,188
Holiday bursary fund	1,399	19,537	(21,650)	1,210	496
Benevolent fund	1,797	1,230	(2,686)	1,000	1,341
Children's and Youth Ministry	1,400	3,454	(3,252)	(1,602)	-
Hoxton Youth Minister	890	44,779	(48,179)	3,782	1,272
General Restricted fund	-	17,063	(14,840)	472	2,695
Church chairs	472	-	-	(472)	-
	15,044	91,727	(96,169)	4,390	14,992
Designated funds					
Vicarage maintenance	5,040	-	-	1,000	6,040
	5,040	-	-	1,000	6,040
Other unrestricted funds					
St John's Hoxton PCC	3,903	196,721	(218,895)	114,687	96,416
St John's Hoxton Management Company	-	128,942	(8,865)	(120,077)	-
	3,903	325,663	(227,760)	(5,390)	96,416
Total funds	23,987	417,390	(323,929)	-	117,448

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

14 ANALYSIS OF GROUP NET ASSETS BETWEEN FUNDS

Group

Fund balances as at 31 December 2025 are represented by:

	Restricted funds	Designated funds	Other unrestricted funds	Total 2025
	£	£	£	£
Tangible fixed assets	-	-	8,089	8,089
Current assets	14,992	6,040	122,554	143,586
Current liabilities	-	-	(34,227)	(34,227)
Non current liabilities	-	-	-	-
	<u>14,992</u>	<u>6,040</u>	<u>96,416</u>	<u>117,448</u>

Fund balances as at 31 December 2024 are represented by:

	Restricted funds	Designated funds	Other unrestricted funds	Total 2024
	£	£	£	£
Tangible fixed assets	-	-	7,360	7,360
Current assets	15,044	5,040	38,442	58,526
Current liabilities	-	-	(30,721)	(30,721)
Non current liabilities	-	-	(11,178)	(11,178)
	<u>15,044</u>	<u>5,040</u>	<u>3,903</u>	<u>23,987</u>

Charity

Fund balances as at 31 December 2025 are represented by:

	Restricted funds	Designated funds	Other unrestricted funds	Total 2025
	£	£	£	£
Tangible fixed assets	-	-	8,089	8,089
Fixed asset investment	-	-	10	10
Current assets	14,992	6,040	113,106	134,138
Current liabilities	-	-	(24,789)	(24,789)
Non current liabilities	-	-	-	-
	<u>14,992</u>	<u>6,040</u>	<u>96,416</u>	<u>117,448</u>

Fund balances as at 31 December 2024 are represented by:

	Restricted funds	Designated funds	Other unrestricted funds	Total 2024
	£	£	£	£
Tangible fixed assets	-	-	7,360	7,360
Fixed asset investment	-	-	10	10
Current assets	15,044	5,040	31,822	51,906
Current liabilities	-	-	(24,111)	(24,111)
Non current liabilities	-	-	(11,178)	(11,178)
	<u>15,044</u>	<u>5,040</u>	<u>3,903</u>	<u>23,987</u>

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

15 RELATED PARTY TRANSACTIONS

The following related party transactions occurred during the year.

During the year, two children of a PCC member, were paid £1,056 for providing AV and music services to the church.

During the year, the child of a PCC member, was paid £4,888 for youth ministry work.

During the year, the wife of a PCC member, was paid £34,067 for children's and youth ministry work.

During the prior year, Sara Hunter, the wife of a PCC member was paid £6,325 for her work as Music & Worship ministry overseer on contract for services basis.

Revd Graham Hunter holds a number of senior governance roles in related organisations:

- Streetlevel (chair of trustees)
- London Diocesan Fund (Trustee/Director)
- Haberdashers' Company Court of Assistants & Charities Committee (Member)
- St John the Baptist Primary School - Local Advisory Board member (School Governor)

One trustee was reimbursed a total of £1,162 for expenses incurred on behalf of the charity (2024: £1,185 to three trustees).

16 PARENT CHARITY

Below are summarised results of St John's Hoxton, excluding the subsidiary company:

	Total 2025	Total 2024
INCOME		
Donations and legacies	128,508	130,314
Charitable activities	106,584	104,393
Trading activities	6,790	17,053
Grants	65,558	29,124
Investments	490	47,185
Other income	100,595	8,088
Total income	<u>408,525</u>	<u>336,157</u>
EXPENDITURE		
Charitable activities	315,064	328,869
Total expenditure	<u>315,064</u>	<u>328,869</u>
NET INCOME	<u>93,461</u>	<u>7,288</u>

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

17 COMPARATIVE CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024

	Unrestricted funds £	Restricted funds £	Total 2024 £
INCOME			
Donations and legacies	104,056	26,258	130,314
Charitable activities	92,393	-	92,393
Trading activities	3,003	2,050	5,053
Grants	9,983	19,141	29,124
Investments	197	130	327
Other income	4,736	3,352	8,088
St John's Hoxton Management Company Limited	96,655	-	96,655
Total income	311,023	50,931	361,954
EXPENDITURE			
Charitable activities	277,014	51,855	328,869
Management company	18,345	-	18,345
Total expenditure	295,359	51,855	347,214
NET EXPENDITURE BEFORE TRANSFERS	15,664	(924)	14,740
Transfers between funds	(472)	472	-
NET MOVEMENT IN FUNDS	15,192	(452)	14,740
FUND BALANCES AT 1 JANUARY 2024	(6,249)	15,496	9,247
FUND BALANCES AT 31 DECEMBER 2024	8,943	15,044	23,987

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

18 COMPARATIVE MOVEMENT IN FUNDS

	Balance at 1 January 2024 £	Income £	Expenditure £	Transfers between funds £	Balance at 31 December 2024 £
Restricted funds					
#Love Hoxton	8,956	130	-	-	9,086
Holiday Bursary Fund	1,332	19,897	(19,830)	-	1,399
Benevolent fund	5,208	2,535	(5,946)	-	1,797
Children's and Youth Ministry	-	9,584	(8,184)	-	1,400
Hoxton Youth Minister	-	15,035	(14,145)	-	890
General restricted fund	-	3,750	(3,750)	-	-
Church chairs	-	-	-	472	472
	15,496	50,931	(51,855)	472	15,044
Designated funds					
Vicarage maintenance	4,540	-	-	500	5,040
	4,540	-	-	500	5,040
Other unrestricted funds					
St John's Hoxton	(3,337)	214,368	(277,014)	69,886	3,903
St John's Hoxton Management Company	(7,452)	96,655	(18,345)	(70,858)	-
	(10,789)	311,023	(295,359)	(972)	3,903
Total funds	9,247	361,954	(347,214)	-	23,987