

**CAVERSHAM THAMESIDE
AND MAPLEDURHAM**

ST MARGARET • ST PETER • ST JOHN

**The Parochial Church Council of the Parish of
Caversham Thameside and Mapledurham**

Trustees' Report and Financial Statements

Year ending 31 December 2025

Charity registration number: 1133686

**The Parochial Church Council of the Parish of
Caversham Thameside and Mapledurham**

**Trustees' Report and Financial Statements
Year ending 31 December 2025**

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Trustees' Report

Aim and Purposes

The Parochial Church Council of the Parish of Caversham Thameside and Mapledurham is a charity registered with the Charity Commission, England and Wales.

The members of the Parochial Church Council (PCC) are the trustees of the charity. The PCC has a responsibility to co-operate with the incumbent, Revd Mike Smith, in promoting, in the ecclesiastical parish, the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

There are responsibilities and statutory duties in respect of 25 Ilkley Road RG4 7BD and Church House RG4 8AX under the Parochial Church Council Powers Measure 1956, and 6 Gosbrook Road RG4 8BS under the Incumbents and Churchwardens (Trust) Measure 1964.

In this year the PCC employed six members of staff: The Parish Administrator who is also PA to the Rector, A Director of Music at St Peter's Church, The Church House Administrator, A Bereavement Ministry Coordinator, The Parish Youth Worker, and The Children and Families worker based at St John's Church.

Objectives and Activities

The PCC is committed to promoting the Christian faith in our parish, encouraging faith in Christ, to worship in our three churches and to become part of the life of our parish. The PCC, together with its sub-committees, maintains an overview of the whole life of the parish and makes suggestions on how our church life can involve the people and groups that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament.

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

- Worship and prayer; learning about their faith; and developing their knowledge and trust in Christ;
- Provision of pastoral care for people living in the parish; and
- Missionary, outreach and social awareness raising work.

To facilitate this work, it is important that we maintain the fabric of our three churches, and our ancillary properties which support our activities and finances.

The Trustees are aware of the Charity Code of Governance and its principles, and how they affect the Charity.

Achievements and Performance

The parish has just completed the third year of its five-year cycle of parish priorities. We continue to attend to, and grow, our children's ministry, young people's ministry, discipleship, healing ministry and bereavement ministry.

Achievements and Performance (continued)

Our children and young people ministry continues to flourish. Thankfully we are in the top 20% of parishes in Oxford diocese for attendance of under 18's. Our paid workers for children's work at St John's and our parish youth worker, complimented by a paid Director of Music at St Peter's who particularly develops children and young people through music, allows us to develop and build strong teams for this ministry in two of our three churches. They are building teams of volunteers and the numbers of children and young people attending church and more widely affiliated to our work is growing.

Under our Parish Administrator we have continued to update and upgrade our administrative systems, including placing much of our people centred systems online, allowing multiple users to access people information within the constraints of data protection rules.

In 2025 we completely remodelled our safeguarding work, moving from a single officer to a team of safeguarding volunteers, working at parish and church level. We are confident this places us in a stronger position and ensures we are growing the opportunity to keep people safe in our parish.

The PCC met on six occasions during 2025. We reverted to all meetings being in person as we felt this made the quality of meetings better. Besides the usual round of church business, including managing our finances, buildings and ensuring parish policy is implemented, our principal focus was to develop the work plans for our five parish priorities.

We had another successful parish fete in 2025, which enthuses the churches and local community. Whilst primarily a community event, it does help raise some funds for our churches. Sadly, this year the PCC had to make the difficult decision not to hold our annual parish fete in 2026 due to a lack of volunteers to plan the fete.

Safeguarding

The PCC continues to abide by the House of Bishops' 'Promoting a Safer Church' Safeguarding Policy and pays due regard to this in all its safeguarding work in the parish.

This year we conducted a review of our safeguarding work and concluded that we needed to move from a single Parish Safeguarding Officer to a team approach. We thanked Christine Bradbury who had been our Parish Safeguarding Officer for 10 years as she stood down. Later in 2025 we began recruiting a new Parish Safeguarding Officer and a Church Safeguarding Officer for each church. We also agreed that those who lead teams within churches or the parish who have substantial safeguarding responsibilities should also formally be delegated a safeguarding role in the parish team.

This year we renewed our parish safeguarding policy, which continues to be modelled on the latest version of the Diocesan policy. We try whenever possible to follow the latest "Safer Recruitment" guidance to ensure that Safeguarding lies at the heart of all recruitment and we strive to ensure we have clear role definitions for each paid and volunteer post. We continue to ensure that all employees and volunteers have current DBS certificates and have access to the necessary safeguarding training their position requires. This year was however blighted by a data leak by the company we use to provide our DBS checks. Sadly, a number of parish volunteers were involved in the leak, and we were grateful to the Diocese of Oxford for support in this matter. We also gratefully received support from diocesan colleagues in safeguarding case management.

Worship and Prayer

Our pattern of worship has been stable and largely unchanged in 2025. Worship in each church is distinctive and compliments one another. Some of our congregations move from one church to another depending on the service being offered, particularly at festivals. Each of our Sunday congregations have seen modest growth in 2025. Two of our church buildings continue to remain open during daylight hours and receive a sizeable number of visitors each day.

To complement our church building based worship, we have retained our online worship offering. St Peter's and St Margaret's broadcast their Sunday worship live. We have an online prayer group that meets twice each month. We have allocated resources as part of our strategic Parish plan to allow each church to invest in the technology it needs to ensure online offering is as good as it can be.

Our small groups continued to meet throughout this year, sometimes in person, sometimes online. They study scripture, pray and worship together, and offer pastoral care to one another. We particularly have a good attendance for groups run in Advent and Lent.

Our number of weddings and baptisms continues to be small. We work hard to ensure that these important occasions are offered as widely as possible to people in our parish, including providing a stall at our annual church fete for people to get details about baptisms and weddings.

The Electoral Roll at 31 December 2025 totalled 208 people, made up of:

	2025	2024	2023	2022	2021	2020	2019	2018	2017
St Peter	101	123	117	124	126	128	129	143	144
St Margaret	41	41	39	38	37	38	36	45	45
St John	66	61	56	55	50	51	48	72	62

** indicates the year in which a new roll was made*

Deanery Synod

The Deanery Synod met five times in 2025.

In February Synod heard about the experience of St Barnabas, Emmer Green regarding children, young people and families (CYPF). Parishes were encouraged to continue their plans for this ministry. We also heard about Citizen's UK's current concerns over local street safety and justice for refugees as regards food in hotels. Small groups reviewed major themes in parishes/benefices in 2024, including lack of volunteers, financial problems, mission initiatives with toddlers and the good work of REInspired.

The theme of volunteering and fundraising continued in April with a talk by two speakers from Reading University. Rev'd Mike Smith, Area Dean, presented the draft Children and Young People(CYP) Deanery Plan, based on the vision of churches engaging with CYP across all age ranges, with trained and equipped volunteers and employed ministers, working with schools and other partners to disciple young people across Reading. At the end of the discussion Synod endorsed the importance of CYP ministry and undertook to establish a leadership team, establish baseline numbers of children and agreed the draft plan.

Deanery Synod (continued)

In July Synod returned to the theme of deprivation particularly in Reading. Parishes were encouraged to map areas of deprivation and share findings across the Deanery. Despite a decline in church attendance, Parish Share was paid fully. Proposed share for 2026 was to be an average of 4%. This scheme was approved in the November meeting, where it was also noted that the Diocese is offering annual high quality CYP training to incumbents with very few children in their congregations as well as a lay training scheme “Youthscape Essentials” for secondary age children with more to come.

Reports on the fabric, goods and ornament of the Parish Churches

St Margaret’s Church

In March 2025 St Margaret’s church had its quinquennial inspection completed by Robin Nugent. The inspection report has been copied to the Diocese Church Buildings (DAC) and the Archdeacon of Berkshire.

The report recommends work to be done on the Nave and Aisle roof North pitch and the Chancel and Vestry roof North pitch, relaying of the roof as the tiles continue to deteriorate. The report also recommended treatment of roof timbers where there may be beetle activity.

In December 2025 we appointed Ross Aylward as the church’s new quinquennial architect following the death of Robin Nugent in July.

In 2025 work was carried out on the toilet block to resurface the roof and ceiling, replace some damaged bricks and to paint the internal walls. This work was necessary due to signs of dampness on the ceiling. Work was carried out to replace a section of damaged guttering. This was a QI item - Chancel North elevation: gutter disconnected above the hopperhead.

In September 2025 the pipe organ stopped working and the fault was found to be with the electric blower unit. Repairs have been done that included removal of asbestos in the blower box and the rewinding of the blower motor at a specialist’s workshop. The repaired unit is back in church, and we are currently waiting for the Pipe Organ Blower Engineers to reinstall the motor, together with a new silencing box. This was an unexpected repair that has been costly.

The fabric of the church (excluding the Bardolph aisle, which is the responsibility of the Mapledurham Estate, who has in 2025 undertaken some cleaning renovation) is in good order and the church is in daily use as a place for prayer and worship.

St Peter’s Church

1. Overview

During the year, St Peter’s has continued to maintain and improve the fabric of the church building, while progressing significant investigations into structural concerns and future development. Alongside routine maintenance, considerable time has been devoted to addressing emerging roof safety issues and advancing Phase 1 of the church re-ordering project, with a particular emphasis on accessibility.

In addition, the continued development of AV provision and livestreaming has supported worship, weddings and funerals, and the church’s operational resilience has been strengthened through improved procedures and documentation.

Reports on the fabric, goods and ornament of the Parish Churches (continued)

St Peter's Church (continued)

2. Fabric and Maintenance

Vestry Roof

Following concerns about the condition of the vestry roof, JBKS Architects arranged for a structural engineer to inspect the roof in February. A draft report was received, comments were submitted, and a revised version issued. Budget estimates have been sought, and indicative costs have been obtained from contractors, including JG Restorations. Further advice is awaited regarding next steps and any required faculty applications.

Falling Roof Tiles – South Aisle

A roof tile fell from the south side of the church during the year. Following consultation with Jeremy Bell of JBKS Architects, it was considered that the issue may be due not simply to weather damage but potentially to nail fatigue and corrosion. If confirmed, this could indicate a more widespread issue.

As a precaution:

- Access along the south aisle and Lady Chapel wall was closed.
- A strict no-access policy was implemented in that area.
- Notices were erected redirecting pedestrians.
- Ecclesiastical Insurance were notified.
- Advice was given to install snow guards to mitigate the risk of falling tiles.
- An Emergency Faculty application was identified as necessary.

Approval has since been received from the DAC for a List B faculty to install snow guards on the south aisle guttering. Installation of snow guards was completed in Nov 2025. The situation remains under careful review, and further inspection and remedial works will be guided by professional advice as and when required.

Lighting

Throughout the year a number of LED lights failed, including prominent 50W fittings in the nave which proved difficult to source. These have now all been replaced. Additional works included:

- Replacement of chancel and Lady Chapel downlights
- Replacement of a south aisle uplight
- Installation of new vestry path security lighting
- Replacement of two speaker dust covers
- Re-gluing of a window sill
- Replacement of the ceiling fan in the east toilet

Motion-activated lighting for use when the church is open but unoccupied has been suggested for future consideration.

Heating

Several heater bulbs failed during the year, temporarily reducing heat output in the Vestry/Choir area and Lady Chapel. All faulty lamps have now been replaced and heaters are fully operational.

Pew heating has been carefully managed to balance comfort and energy costs. A structured weekly schedule (currently 21 hours per week) has been implemented and slightly adjusted following review. A spreadsheet has been developed to assist in calculating electricity costs, supporting improved financial oversight.

Reports on the fabric, goods and ornament of the Parish Churches (continued)

St Peter's Church (continued)

Lightning Protection

The annual lightning protection test was completed successfully, with no faults identified.

Fire Safety

The fire extinguishers were serviced during the year, and access was provided for contractors as required.

Churchyard

The annual churchyard leaf sweep did not take place this year due to capacity constraints. This will need to be reviewed in future planning cycles.

3. Audio-Visual and Streaming

Streaming and AV provision continues to be an important ministry and operational function. During the year:

- Multiple weddings and funerals were livestreamed.
- No further streaming disruptions were experienced.
- A formal recording agreement was drafted, approved, and used for the first time at a funeral in June.
- AV duties for occasional offices are now shared to improve resilience.
- Recorded music was provided for services when required.
- Services lists were prepared and distributed in coordination with the Worship Group.

Cost estimates have been sought for AV Phase 2 development, though responses are still awaited.

4. Governance and Administration

Significant administrative work has been completed:

- The Church Property Register and Inventory were fully updated and signed by the Churchwardens.
- The inventory was prepared for presentation to the PCC.
- A Recording Agreement template was drafted and implemented.
- Financial Task Force and Finance meetings were attended.
- The Church Forum was organised and chaired.
- Stewardship and Worship Group meetings were attended.
- Handover planning for CLT chairmanship commenced.
- Distribution of weekly notices has been broadened to build resilience.

5. Re-ordering Project – Phase 1

Following an internal review, the Re-ordering Committee to focus on a defined Phase 1 prioritising accessibility and west-end improvements.

Reports on the fabric, goods and ornament of the Parish Churches (continued)

St Peter's Church (continued)

Working with JBKS Architects, draft sketch proposals have been prepared. The envisaged scope includes:

- Creation of a dedicated disabled parking space (including removal of railings).
- Consideration of additional parking to the south of the pathway (subject to council agreement and possible tree removal).
- Re-grading and modification of the pathway to the church porch to provide level and accessible entry.

These drawings are preliminary and do not yet include heating or lighting upgrades. Nor do they include provision for solar panels, although Net Zero considerations have been acknowledged as a future component.

Professional fee estimates have been received for further design development.

Next Steps

Subject to CLT and PCC approval, the Re-ordering Committee will:

- Commission detailed design work from JBKS
- Seek formal authority from the DAC and other relevant bodies
- Develop costed proposals for decision

6. Volunteers and Capacity

It should be noted that much of the work outlined above has been undertaken alongside other significant responsibilities. The roof tile issue in particular requires additional leadership support, and assistance from a Churchwarden or other suitable member of the congregation will be necessary to progress matters efficiently.

7. Conclusion

The year has involved both routine maintenance and significant emerging challenges, particularly in relation to roof safety and long-term accessibility improvements.

All church lighting and heating systems are now fully operational. Governance documentation has been strengthened, AV provision continues to develop, and Phase 1 of the re-ordering project is ready for decision and progression.

The Trustees remain committed to:

- Maintaining the building in a safe and serviceable condition
- Improving accessibility
- Supporting worship through appropriate technology
- Planning responsibly for the church's long-term future

Reports on the fabric, goods and ornament of the Parish Churches (continued)

St John's Church

Since the last report the church building has continued to be open for regular worship and other users e.g. the 3Cs, Seated Exercise and Bereavement Group. A Coffee Morning, welcoming anyone, has been held on one Friday per month. There have been visits by schools; Micklands, New Bridge and Banana Moon Nursery. The church has also been used for events, Nativity Live and St John's Day, and there is a Community Garden in the churchyard.

Property Register (Terrier and Inventory): The property register was revised and presented to the PCC at the November meeting.

Organ: The organ remains out of use, no further actions regarding the organ have occurred since the last report.

AV System: A major upgrade of the audio/visual system has been proposed. Potential contractors have produced concepts and specifications, which have been under consideration and the DAC have been consulted.

Maintenance: Items undertaken in the year included a high level clean, Installation of solar PIR controlled lights at both entrances to provide illumination when the outside lantern is off. Snagging was completed on the rainwater goods.

Quinquennial Inspection (QI): The last report was issued two years late on Wed 23/03/2022. The next QI is due in 2026, and JKBS have been appointed as the architects.

Users: The Lower Caversham Community Partnership's 3Cs café, which has a licence to operate in the church was open throughout 2025. St Johns continued the work started by Gosbrook Garden Growers using the south-east corner of the churchyard in partnership with members of the community, where anyone is welcome to grow fruit, veg and herbs with support from the leaders. The scouts, whose groups are thriving, continue using the huts in the churchyard. Preliminary discussions about the huts and their replacement have continued, conceptual drawings have been produced and the DAC have been consulted.

Pastoral Care

Pastoral care to church members and those living in our parish continues to be a priority. Through organised pastoral care teams, and the work of individuals, we reach out to a significant number of people. Our work with our new large nursing home in the parish continued to develop in 2025, with clergy and lay volunteers working together to provide a monthly holy communion service, and special services at major festivals. In 2025 our paid Bereavement Coordinator stepped down after successfully helping us create the team and ensure it is established in the parish. The coordination role has been taken over by one of the clergy and the team continues to flourish and offer bereavement support to those in need.

Mission and Evangelism

The vision for our parish is to 'Become a Christ-like community' and we interpret this to ensure all our ministry, mission and church activity is focused on becoming Christ-like. We engage in strategic community-facing activity to also build a Christ-like community outside of our church buildings. Our churches and congregations continue to be engaged with our local community. Each church makes its own choices about where they sense God is calling them, and individuals also express their own faith through volunteering for a range of organisations and projects.

Mission and Evangelism (continued)

Our work with children and young people is providing rich opportunities to witness to our faith with families. Our bereavement work has a missional focus, reaching out to people at a point of pastoral need. We see good signs of this ministry encouraging some to examine their faith and come to church. Going forward we will develop plans for our discipleship and faith nurture and our healing ministry work. Our churches continue to support mission agencies through their giving, with churches offering significant funds during the year for different agencies and organisations. Many individual members of our churches spend numerous hours each week supporting and encouraging community groups and providing our churches with invaluable contacts with the local community.

We continue the policy of using surplus funds generated from rental of our Church House property to offer grants within the parish and to other Caversham churches to aid their mission.

Ecumenical Relationships

The parish continues to play an active role in Churches Together in Caversham (CTC). We continue to support the REinspired project in Caversham which provides religious education support to state primary schools in our community. The project is highly valued in schools, as it provides material for anything from whole school assemblies to individual lessons and church visits. The parish has funded the project costs at £5,000 per year for several years. Church members also volunteer with the project to teach RE lessons. Members of all our churches support the summer CTC Holiday Club, which is valued by families throughout Caversham. We also run, and receive support from, CTC churches for a Messy Church project run at the Weller Centre in east Caversham. As churches together we continued developing our work focused on supporting young people, particularly in and around knife crime, following the death of two local young people to knife crime in 2021.

At Christmas we were able once again to hold Nativity Live! which brought 400-500 people onto the streets, moving between churches in Lower Caversham.

Financial Review

A copy of this Trustees' Report and attached Financial Statements are filed with the Charities Commission.

The Accounts of the Parish of Caversham Thameside and Mapledurham include the financial results of the three Churches, the parish fete, the parish fees account and Church House, together with the Caversham Parochial Fund and our CBF investments and properties.

Income and expenditure is split between amounts held for ordinary (Unrestricted) purposes, and amounts held as Restricted or Endowment funds which can only be used for specific purposes.

It is our policy to invest the balances of our short-term funds with the CBF Church of England Deposit Accounts and our investments with their Investment Funds.

Overall, our ordinary Unrestricted Expenditure exceeded Income by £14,000 (2024 – £58,000), and we saw an decrease in the value of our CCLA investments of £19,000 (2024 – gain of £29,000), giving an overall deficit on Unrestricted funds of £33,000 (2024 - £29,000). Restricted funds fell by £61,000 after including a loss on a property disposal of £42,000 and reduction in value of CCLA investments of £8,000.

Financial Review (continued)

General Income and Expenditure

Total income was £381,000 (2024 - £551,000), a decrease of £170,000, which includes decreases of £89,000 in fundraising and grant income, and £60,000 in legacy income. Similarly, total expenditure was £421,000 (2024 - £609,000), representing a decrease of £188,000.

We paid the Diocesan quota on time in full and therefore received the maximum rebate.

A detailed analysis of the income and expenditure is given on pages 20 and 21 of the Financial Statements.

Major roof repairs have been identified as being needed at St Peter, with an estimated cost of around £180,000. This has not been provided for in these accounts as no contractual obligation had been entered into as at 31 December 2025.

Unrestricted Funds

Excluding movements in investment values, St Peter's had a surplus of £10,000, St John's had a deficit of £1,000 and St Margaret's had a deficit of £9,000. The central parish fund recorded a deficit of £23,000.

Restricted Funds

The Restricted Funds had a deficit of £61,000 during 2025, of which £42,000 was due to the loss on the disposal of 25 Ilkley Road, and a further £8,000 due to falls in investment values.

Endowment Funds

The Church House property is held as an Endowment fund, since the PCC can use any income, but if the property was sold the proceeds would not go to the PCC. Church House made grants of £33,000 during the year (2024 - £28,000), and Church House funds fell by £19,000, after an decrease in the value of investments of £4,000.

Unrealised Gains /Losses

All gains or losses on the revaluation of our freehold property and unit trust investments are unrealised and they do not have an impact on the day-to day running of the Churches or the Parish as a whole.

Properties

25 Ilkley Road: The property was sold during the year, following a decision not to renew the lease which expired in June 2025.

6 Gosbrook Road: The property is occupied by a commercial tenant under the terms of a twenty-year lease. Hicks Baker manage the property on our behalf. We received rent of £16,700 after agents' fees in 2025.

Church House: The property is managed by the Properties Committee, a sub-committee of the PCC. The Church House income is derived from commercial and residential leases together with room lettings. Overall rental income amounted to £46,000 in 2025. Church House spent £29,000 on maintaining the building.

Our Haslam Maintenance Reserve and the General Reserve CCLA accounts made combined total investment losses of £4,000 during 2025 (2024 – gain of £5,000).

Financial Review (continued)

Fete

We were able to hold a parish church fete again in 2025 which raised £5,000 towards parish funds. It has been decided not to hold a fete in 2026, in the absence of sufficient volunteers.

Reserves Policy

Total 2025 unrestricted expenditure was £330,000, and it is PCC policy to maintain a cash balance equivalent to around six months of normal annual expenditure on Unrestricted funds, which implies a balance of approximately £165,000 is required. At the end of 2025 short-term deposits, cash, and net current assets, amounted to £577,000, of which £180,000 is anticipated as being needed for repairs to St Peter's church roof, leaving a balance of £400,000. However, the PCC consider that the balance is reasonable given the uncertainty around the final cost of the roof repairs.

Bankers and Advisers to the PCC

Bankers:	Barclays (main bankers) NatWest Co-operative Bank
Legal Advisers:	Winckworth Sherwood, Oxford
Property Managing Agents:	
- Domestic:	Walmsley
- Commercial:	Hicks Baker
Independent Examiner:	Mercer Lewin

Structure, governance and management

The method of appointing members of the PCC is defined in the Church Representation Rules.

There are nine elected lay representatives on the PCC; three from each of the parish churches. One member per church retires each year in accordance with the provisions of Church Representation Rules. These numbers may be altered by resolution of the Annual Parochial Church Meeting under Church Representation Rule M15(9).

All church members designate their usual place of worship on their Electoral Roll form. Any dispute as to the usual place of worship of a candidate for election to the PCC shall be decided by the incumbent of the parish or the priest in charge of the parish where the rights of presentation have been suspended.

Alongside its legal and statutory duties, the PCC has developed a governance structure which defines the remit of the PCC as:

- to develop a vision and a set of values which define the "whole mission of the Church" across the parish.
- to link the churches to the deanery, the diocese and to ecumenical partners.
- to encourage and scrutinize the development of the three churches against the vision and values of the PCC.
- to fulfil its legal responsibilities with regard to, amongst other things, charity law, safeguarding and health & safety.

Structure, governance and management (continued)

The Rector and Churchwardens appoint a Church Leadership Team for each church, which formally report to the PCC on their business. The Rector, clergy working in the church and churchwardens are ex officio members. This group also appoint other people to the team. The teams have the express purpose of growing the church spiritually, numerically, financially and in other less tangible (though no less important) ways (e.g. confidence) by giving attention to the health of:

- the people within the existing church through its programme of worship, nurture and pastoral care.
- the development, nurturing and sustainability of a fresh expression of church.
- the mission of the church.
- the fabric of the church (with reference to Faculty applications, CLTs are responsible for bringing fully completed proposals to the PCC in a form suitable for agreement).
- the finances of the church.

The PCC operates through a number of committees, which meet in between full meetings of the PCC:

- Standing Committee – meets as needed, transacting business between meetings.
- Church Leadership Teams (CLTs) meet on average every 4-8 weeks and discuss items to do with the detailed management of church affairs, buildings, finance, volunteers and the implementation of decisions made by the PCC.
- The Parish Properties Sub-committee, made up of members of the parish, oversees the management and maintenance of all non-ecclesiastical properties in the parish. It reports to the PCC as appropriate.
- PCC Grants Team – made up of members of all three congregations, awards grants from the net income arising from Church House in accordance with the Trust Deed.

Further details of how the various committees work is given on the Parish website <https://www.ctmparish.org.uk/policies/governance-structure/>

Administrative information

The Parish of Caversham Thameside and Mapledurham is part of the Diocese of Oxford within the Church of England. There are three parish churches: St Peter, The Warren, Caversham RG4 7TH; St John the Baptist, St John's Road, Caversham RG4 8EB; St Margaret, Mapledurham RG4 7TR. The correspondence address for the whole parish is Church House, 59 Church Street, Caversham RG4 8AX. The parish website is www.ctmparish.org.uk.

Administrative information (continued)

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

Ex Officio members

Incumbent:	*Revd Mike Smith	
Associate Vicars:	*Revd Penny Cuthbert	Revd Rachel Ross Smith
Curates:	Rev Catherine Radcliffe	
Lay Readers:	Phil Blackburn	Anthony Wisdom
Churchwardens:	*Jeyasingh John Samuel	Francis Serjeant
	David Spencer(until May 2025)	*Richard Purkis
	*Peter Stratton	Tanya Newell (from May 2025)
	Mary Westley (from May 2025)	

Elected members

Deanery Synod:	Jacquie Kavanagh	Richard Purkis
(from 2023 for 3 years)	*Peter Stratton	

Lay Representatives:

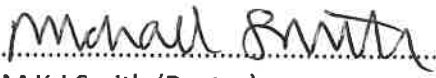
Jacqui Curtis	Toni Smith
Ian Lowry	Anne Taylor
Pat Macgregor	Jonathan Wheeler
*Simon Porter	Jeremy Woodham
Jonathan Ross (from May 2025)	

Co-opted members (if not already members)

Secretary:	*Karen Eaves
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*Members marked with an asterisk are/were also members of the Standing Committee

Approved by the Parochial Church Council on 25 March 2026 and signed on their behalf:


.....
Revd M K J Smith (Rector)

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE PARISH OF
CAVERSHAM THAMESIDE AND MAPLEDURHAM**

I report to the trustees on my examination of the accounts of the charity for the year ended 31 December 2025, which are set out on pages 13 to 25.

This report is made solely to the charity's trustees, as a body, in accordance with Regulation 31 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity's trustees as a body, for my work, for this report, or for the statement I have made.

Responsibilities and basis for report

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the charity'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 Act.

Independent examiner's statement

Since the charity'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 ICAEW, which is one of the listed bodies.

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

- 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 accounting requirements concerning the form and content of the 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; or
- 4 the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.



Andrew Churchill Stone FCA DChA
Mercer Lewin Ltd, Chartered Accountants
6/7 Citibase, New Barclay House
234 Botley Road
Oxford
OX2 0HP

27 Mar 26

PAROCHIAL CHURCH COUNCIL OF CAVERSHAM THAMESIDE AND MAPLEDURHAM

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 December 2025

		2025			2024
		Unrestricted	Restricted	Endowment	TOTAL
		Funds	Funds	Funds	Funds
Notes		£	£	£	£
INCOME					
Donations and legacies					
Income from donations and legacies	2a	249,138	125	-	249,263
Other voluntary income	2b	10,370	2,613	-	12,983
Income from investments	2c	32,068	10,706	51,097	93,871
Income from other trading activities	2d	24,929	-	-	24,929
TOTAL INCOME		316,505	13,444	51,097	381,046
EXPENDITURE					
Charitable expenditure					
Donations and grants	3a	12,233	189	32,839	45,261
Activities relating to Church work	3b	301,687	23,918	3,985	329,590
Church management & admin	3d	2,705	-	-	2,705
Costs of raising funds					
Costs of Parish property	3e	8,770	-	29,275	38,045
Fund-raising and publicity	3c	4,993	-	-	4,993
TOTAL EXPENDITURE		330,388	24,107	66,099	420,594
GAINS AND LOSSES ON INVESTMENTS					
Property Valuations	4a	-	(42,201)	-	(42,201)
CBF Investments	4b	(18,774)	(8,249)	(3,831)	(30,854)
		(18,774)	(50,450)	(3,831)	(73,055)
NET INCOME/(EXPENDITURE)		(32,657)	(61,113)	(18,833)	(112,603)
TRANSFER INTO UNRESTRICTED ACCOUNT		536,799	(536,799)	-	-
NET MOVEMENT IN FUNDS		504,142	(597,912)	(18,833)	(112,603)
RECONCILIATION OF FUNDS					
TOTAL FUNDS BROUGHT FORWARD		1,048,974	1,131,301	832,024	3,012,299
TOTAL FUNDS CARRIED FORWARD		1,553,116	533,389	813,191	3,012,299

PAROCHIAL CHURCH COUNCIL OF CAVERSHAM THAMESIDE AND MAPLEDURHAM

BALANCE SHEET AT 31 DECEMBER 2025

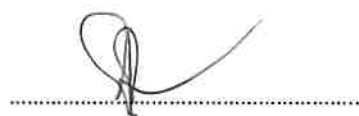
	Notes	2025				2024
		Unrestricted	Restricted	Endowment	Total	Total
		Funds	Funds	Funds	Funds	Funds
		£	£	£	£	£
INVESTMENTS						
Investment Property	4a	-	180,000	600,000	780,000	1,380,000
Unit Trusts	4b	726,265	198,098	137,439	1,061,802	1,101,649
		<u>726,265</u>	<u>378,098</u>	<u>737,439</u>	<u>1,841,802</u>	<u>2,481,649</u>
CURRENT ASSETS						
Debtors and prepayments	6	16,294	-	507	16,801	13,298
Short term deposits	4c	633,223	148,494	72,290	854,007	328,216
Cash at bank and in hand	4d	201,474	6,797	6,062	214,333	219,280
		<u>850,991</u>	<u>155,291</u>	<u>78,859</u>	<u>1,085,141</u>	<u>560,794</u>
CREDITORS:						
AMOUNTS FALLING DUE WITHIN ONE YEAR	7	<u>(24,140)</u>	<u>-</u>	<u>(3,107)</u>	<u>(27,247)</u>	<u>(30,144)</u>
NET CURRENT ASSETS		826,851	155,291	75,752	1,057,894	530,650
NET ASSETS		<u>1,553,116</u>	<u>533,389</u>	<u>813,191</u>	<u>2,899,696</u>	<u>3,012,299</u>
FUNDS						
	11					
Endowment		-	-	813,191	813,191	832,024
Restricted		-	533,389	-	533,389	1,131,301
Unrestricted		1,553,116	-	-	1,553,116	1,048,974
		<u>1,553,116</u>	<u>533,389</u>	<u>813,191</u>	<u>2,899,696</u>	<u>3,012,299</u>

The notes on pages 14 to 24 form part of these Accounts.

Approved by the Parochial Church Council on 25 March 2026 and signed on its behalf by:



Revd M K J Smith (Rector)



Simon Porter (PCC Treasurer)

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

1 ACCOUNTING POLICIES

The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006, together with the Accounting and Reporting by Charities: Statement of Recommended Practice (SORP (FRS 102)). The charity is a Public Benefit Enterprise (PBE) and has applied the provisions of FRS102 specifically applicable to PBEs.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention except for the valuation of certain assets, which are shown at market value.

Going concern

The parish has recovered from the disruption of the COVID-19 outbreak and donations are generally at or near the pre-pandemic levels. The parish has adequate reserves to continue operating throughout 2026 and beyond, with unrestricted current assets of £295,000 (2024 - £284,000). Furthermore the parish has an unrestricted CCLA Investment account amounting to £318,000 which can be made available to fund the Parish Mission projects (see note 14 on page 24). There is no reason to doubt that the parish is a going concern.

Judgements in applying accounting policies and key sources of estimation uncertainty

In the application of the charity's accounting policies, which are described in this note, Trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects the current and future periods.

Funds

Restricted funds represent a) income from trusts which may be expended only on those restricted objects provided in the terms of the trust or bequest, and b) donations or grants received for a specific object or invested by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund.

Unrestricted funds represent the funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purposes of the PCC. Certain of these unrestricted funds are designated for a particular purpose by the PCC.

Endowment funds represent assets from which the PCC is entitled to the income, but if the assets are sold then the proceeds are distributed elsewhere.

The accounts include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of Church groups that owe their main affiliation to another body nor those that are informal gatherings of Church members.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

1 ACCOUNTING POLICIES (cont/d)

Income

Voluntary income and capital resources

Collections are recognised when received by or on behalf of the PCC.

Planned giving receivable under covenant is recognised only when the charity is entitled to receipt, when receipt is probable and amounts can be measured reliably.

Income tax recoverable on covenants or Gift Aid donations is recognised when the income is recognised.

Grants and Legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement and the amount due.

Grants receivable in instalments are recognised subject to conditions attached.

Funds raised by the fete and similar events are accounted for gross.

Investment Income

Rental income from the tenanted properties is recognised when the rental is due. Casual lettings of the upper rooms at Church House are recognised when the income is receivable.

Dividends and interest are accounted for when receivable.

Gains and losses on investments

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments at the year end.

Expenditure

Grants

Grants awarded and donations advised are accounted for when paid over, or when awarded, if that award creates a binding obligation on the PCC.

Activities directly relating to Church work

The diocesan quota or parish share is accounted for when payable. Any quota 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.

Consecrated land and buildings and movable church furnishings

Consecrated and beneficed property is excluded from the accounts by the Charities Act 2011 Section 10(2)(c).

No value is placed on Church fixtures, fittings and furnishings held by the churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property. All expenditure incurred during the year on consecrated or benefice buildings and Church fixtures, fittings and furnishings, whether maintenance, improvement or replacement, is written off as expenditure in the Statement of Financial Activities.

Other fixtures and fittings and office equipment

Equipment used within the Parish is depreciated on a straight line basis over 4 years. However, individual items of equipment with a purchase price of £5,000 or less are written off when the asset is acquired.

Investments

Investment property is valued at fair value. The Trustees consider any changes in fair value on an annual basis.

The unit trust investments are valued at 31 December by reference to their published bid prices.

Current assets

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

Short-term deposits include cash held on deposit with the CBF Church of England Funds or at the bank.

Financial Instruments

The charity only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

PAROCHIAL CHURCH COUNCIL OF CAVERSHAM THAMESIDE AND MAPLEDURHAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

2 INCOME

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2025 £	2024 £
2a. Income from Donations and Legacies					
Planned Giving with Gift Aid	155,340	-	-	155,340	139,378
Income Tax refund	41,871	-	-	41,871	57,799
Planned Giving - Non Gift Aid	8,455	-	-	8,455	7,275
Collections (open plate) at services	10,509	-	-	10,509	5,432
Sundry donations & Transfers In	19,231	125	-	19,356	13,563
Grants from Church House	13,732	-	-	13,732	10,000
Legacies	-	-	-	-	60,464
	249,138	125	-	249,263	293,911
2b. Other voluntary income					
Fundraising & Appeals	5,505	2,613	-	8,118	69,386
Charitable Collections	4,865	-	-	4,865	6,342
External Grants	-	-	-	-	26,446
	10,370	2,613	-	12,983	102,174
2c. Income from investments					
Dividends and interest	12,781	10,706	5,163	28,650	33,230
Rent	19,287	-	45,734	65,021	87,090
Church House lettings etc.	-	-	200	200	309
	32,068	10,706	51,097	93,871	120,629
2d. Income from other Trading Activities					
Church Fete	8,499	-	-	8,499	11,415
Income from CDs/guides etc	895	-	-	895	969
Church Lettings	150	-	-	150	1,958
Fees	14,739	-	-	14,739	19,963
Insurance claim	646	-	-	646	387
Other incomings (St Peters and St Margarets Bells)	-	-	-	-	-
	24,929	-	-	24,929	34,692
TOTAL INCOME	316,505	13,444	51,097	381,046	551,406

PAROCHIAL CHURCH COUNCIL OF CAVERSHAM THAMESIDE AND MAPLEDURHAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

3 EXPENDITURE	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2025 £	2024 £
3a. Donations					
Missionary and charitable giving:					
Home	9,438	189	-	9,627	7,358
Overseas	2,795	-	-	2,795	2,547
Church House Grants	-	-	32,839	32,839	28,326
	<u>12,233</u>	<u>189</u>	<u>32,839</u>	<u>45,261</u>	<u>38,231</u>
3b. Activities directly relating to the work of the Church					
Ministry: Diocesan quota	126,958	-	-	126,958	120,044
Ministry: Diocesan rebate	(3,358)	-	-	(3,358)	(2,939)
Clergy expenses, inc training & retreats	5,915	-	-	5,915	7,044
Incumbent's Expenses	3,039	-	-	3,039	2,160
Church running expenses	56,351	-	-	56,351	60,022
Church maintenance	29,327	-	-	29,327	227,720
Ministry activities	11,644	-	-	11,644	11,172
Employment costs	65,162	-	3,985	69,147	74,725
St Peters Re-ordering expenses	-	21,678	-	21,678	4,767
St Peters & St Margarets bell tower costs	-	2,240	-	2,240	5,206
Upkeep of services	6,649	-	-	6,649	8,240
	<u>301,687</u>	<u>23,918</u>	<u>3,985</u>	<u>329,590</u>	<u>518,161</u>
3c. Fund-raising and publicity	<u>4,993</u>	<u>-</u>	<u>-</u>	<u>4,993</u>	<u>4,773</u>
3d. Church management and administration	<u>2,705</u>	<u>-</u>	<u>-</u>	<u>2,705</u>	<u>6,261</u>
3e. Costs of Parish property	4,066	-	15,960	20,026	37,302
Professional Fees	4,704	-	13,315	18,019	3,854
	<u>8,770</u>	<u>-</u>	<u>29,275</u>	<u>38,045</u>	<u>41,156</u>
TOTAL EXPENDITURE	<u>330,388</u>	<u>24,107</u>	<u>66,099</u>	<u>420,594</u>	<u>608,582</u>

PAROCHIAL CHURCH COUNCIL OF CAVERSHAM THAMESIDE AND MAPLEDURHAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

4 INVESTMENTS

4a. Freehold Investment Property (Restricted and Endowment Funds)

	Restricted 2025 £	Endowment 2025 £	TOTAL 2025 £	2024 £
Properties held within restricted and endowment funds				
Church House	-	600,000	600,000	600,000
6 Gosbrook Road	180,000	-	180,000	180,000
25 Ilkley Road	-	-	-	600,000
	<u>180,000</u>	<u>600,000</u>	<u>780,000</u>	<u>1,380,000</u>

Church House, 57/59 Church Street, Caversham RG4 8AX

Church House is a separate Charitable Trust within the PCC, and is held and administered on behalf of the PCC. In the event that the property was sold the proceeds would be payable to another Parish. The value is based on a valuation performed by Haslams, Chartered Surveyors in January 2018 and is considered to be a fair estimate of the current value of the property.

6 Gosbrook Road, Caversham RG4 8BS

The beneficial owners of the freehold land and buildings are the Rector and Churchwardens of the parish of Caversham Thameside and Mapledurham, but the property is vested in the Diocesan Trustees (Oxford) Limited. The Trust Deed (dated 23 April 1974) made under the Incumbents and Churchwardens (Trusts) Measure 1964 states that rents and profits shall be applied "to the general funds of the parish church". The property is managed by Hicks Baker on behalf of the parish. It is let to a Launderette at an annual gross rent of £14,000 pa (less 7.5% agent fees). The property was valued at £180,000 by Haslams in November 2019. Since then we have had an insurance "rebuild" valuation of £405,000, but we have retained the £180,000 valuation in the accounts as we consider this to be a more realistic open market resale value. The current land registry entry is not clear, and the parish is currently applying to the Land Registry to have the full title of the land vested in the Diocese.

25 Ilkley Road, Caversham RG4 7BD

This property was sold by the PCC on 13 November 2025 for £570,000 before costs. Although held within Restricted Funds, there is no restriction upon the use of these funds, which have been transferred into general funds at the year end.

PAROCHIAL CHURCH COUNCIL OF CAVERSHAM THAMESIDE AND MAPLEDURHAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

4b. Investments	Unrestricted £	Restricted £	Endowment £	2025 Total £	2024 Total £
St Peter's Church					
Baltimore Hall Fund	-	198,098	-	198,098	206,347
8,924 CCLA Income shares at £22.1983 (2024 - £23.1227)					
St Peters Reserve					
6,383 CCLA Accumulation shares at £62.0296 (2024 - £62.7622)	395,945	-	-	395,945	400,621
St Margaret's Church					
Church Fabric Fund					
1,271 (2024: 1,229) CCLA Income shares at £22.1983 (2024 - £23.1227)	29,037	-	-	29,037	29,406
Miscellaneous Fund					
266 CCLA Income shares at £22.1983 (2024 - £23.1227)	5,912	-	-	5,912	6,159
Caversham Parochial Fund					
CTM Parish Reserve	295,371	-	-	295,371	317,846
13,746 (2024 - 16,770) CCLA Income shares at £22.1983 (2024 - £23.1227)					
Church House					
Haslam Bequest Maintenance Reserve	-	-	63,415	63,415	64,164
1,022 CCLA Accumulation shares at £62.0296 (2024 - £62.7622)					
Church House Reserve	-	-	74,024	74,024	77,106
3,335 CCLA Income shares at £22.1983 (2024 - £23.1227)					
TOTAL INVESTMENT VALUE	726,265	198,098	137,439	1,061,802	1,101,649
	Unrestricted	Restricted	Endowment	2025	2024
Market Value at 1 January 2025 (Property)	-	780,000	600,000	1,380,000	1,380,000
Market Value at 1 January 2025 (exc property)	754,031	206,347	141,270	1,101,648	1,132,216
Income Reinvested	887	-	-	887	887
Gain / (Loss) excluding income reinvested	(18,774)	(8,249)	(3,831)	(30,854)	38,545
Gain / Loss on property revaluation	-	(42,201)	-	(42,201)	-
Less Transfer Restricted funds to Unrestricted	557,799	(557,799)	-	-	-
Less Disposals	(557,799)	-	-	(557,799)	(70,000)
Less Withdrawals	(18,759)	-	-	(18,759)	(70,000)
Market Value at 31 December 2025	717,385	378,098	737,439	1,832,922	2,411,648

PAROCHIAL CHURCH COUNCIL OF CAVERSHAM THAMESIDE AND MAPLEDURHAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

4c. Short Term Deposits

	Unrestricted £	Restricted £	Endowment £	2025 Total £	2024 Total £
i. St Peter's Church					
CBF Deposit A/c - Legacy Fund	4,631	-	-	4,631	4,408
CBF Deposit A/c - Peter Shock Estate	-	1,658	-	1,658	1,587
Barclays High Interest A/c - St Peter's Church Appeal	-	10,663	-	10,663	11,101
CBF Deposit A/c - Keith Brow Fund	-	1,240	-	1,240	1,186
CBF Deposit A/c - Balmore Hall Fund "Income"	-	102,079	-	102,079	92,126
Barclays High Interest A/c - St. Peter's General Fund	43,956	-	-	43,956	66,226
Bellringers NS&I Investment A/c	-	27,423	-	27,423	27,151
	<u>48,587</u>	<u>143,063</u>	<u>-</u>	<u>191,650</u>	<u>203,785</u>
ii. Church House					
NatWest "Society Reserve A/c"	-	-	4,744	4,744	15,648
CBF Deposit A/c - Church House Reserve	-	-	67,546	67,546	64,621
	<u>-</u>	<u>-</u>	<u>72,290</u>	<u>72,290</u>	<u>80,269</u>
iii. St Margaret's Church					
CBF Deposit A/c - Fabric Fund	4,188	-	-	4,188	4,007
CBF Deposit A/c - Miscellaneous Fund	2,000	-	-	2,000	15,000
	<u>6,188</u>	<u>-</u>	<u>-</u>	<u>6,188</u>	<u>19,007</u>
iv. Caversham Parochial Fund					
CBF Deposit A/c - Property Maintenance Reserve	577,809	-	-	577,809	19,144
Barclays Deposit A/C	639	-	-	639	632
	<u>578,448</u>	<u>-</u>	<u>-</u>	<u>578,448</u>	<u>19,776</u>
vi. Held for Caversham Group Ministry					
CBF Deposit A/c - Nash Memorial Fund - Income	-	5,431	-	5,431	5,379
	<u>-</u>	<u>5,431</u>	<u>-</u>	<u>5,431</u>	<u>5,379</u>
TOTAL SHORT TERM DEPOSITS	<u>633,223</u>	<u>148,494</u>	<u>72,290</u>	<u>854,007</u>	<u>328,216</u>

PAROCHIAL CHURCH COUNCIL OF CAVERSHAM THAMESIDE AND MAPLEDURHAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

4d. Cash at Bank

	Unrestricted	Restricted	Endowment	2025 Total	2024 Total
	£	£	£	£	£
Caversham Parochial Fund	9,864	-	-	9,864	18,100
Caversham Parochial Fees A/c	7,126	-	-	7,126	5,150
Church House	-	-	6,062	6,062	12,337
Fete Account	729	-	-	729	600
St Peter's Church	39,597	-	-	39,597	21,161
St Margaret's Church	5,542	-	-	5,542	2,901
St John's Church	138,616	-	-	138,616	152,607
Bellringers:					
St Peter	-	749	-	749	376
St Margaret	-	6,048	-	6,048	6,048
	<u>201,474</u>	<u>6,797</u>	<u>6,062</u>	<u>214,333</u>	<u>219,280</u>

4e. Other bank accounts

Other bank accounts operated in the Parish, but not included in these Financial Statements, together with their balances at 31 December 2025, are detailed below:-

	2025 £	2024 £
St Peter's choir	<u>301</u>	<u>624</u>
Church House rent Deposit Account	<u>8,103</u>	<u>13,103</u>

PAROCHIAL CHURCH COUNCIL OF CAVERSHAM THAMESIDE AND MAPLEDURHAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

5 SUMMARY OF RESTRICTED FUNDS

including allowance for Debtors & Creditors

	Balmore Hall £	Bellringers St M & St P £	Property £	Other Funds £	TOTAL £
Balances brought forward 1 January 2025	298,473	33,575	780,000	19,253	1,131,301
Changes to Property Valuation	-	-	(42,201)	-	(42,201)
Income:					
Dividends and interest	9,953	272	-	481	10,706
Other income	-	2,613	-	125	2,738
Expenditure:					
Reordering	-	-	-	(21,678)	(21,678)
Other expenditure	-	(2,240)	-	(189)	(2,429)
Transferred to unrestricted funds	-	-	(557,799)	21,000	(536,799)
Gains on investments	(8,249)	-	-	-	(8,249)
Balances carried forward 31 December 2025	300,177	34,220	180,000	18,992	533,389

6 DEBTORS & PREPAYMENTS

	2025 Unrestricted £	2025 Restricted £	2025 Endowment £	2025 TOTAL £	2024 TOTAL £
Income Tax Recoverable	2,200	-	-	2,200	2,200
Debtors and Pre-payments	14,094	-	507	14,601	11,098
	16,294	-	507	16,801	13,298

7 CREDITORS: AMOUNTS DUE WITHIN ONE YEAR

Accruals and Deferred Income	24,140	-	3,107	27,247	30,144
	24,140	-	3,107	27,247	30,144

PAROCHIAL CHURCH COUNCIL OF CAVERSHAM THAMESIDE AND MAPLEDURHAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

8 FUND DETAILS

St. Peter's Church, Caversham

The restricted funds comprise the Balmore Hall Funds (for various purposes); the Keith Brow Fund (for upkeep of the churchyard); St Peter's Appeal Fund (for the funding of current appeals including the re-ordering of the west end of the church); the Peter Shock Estate (to assist the development of young people) and the Bellringers (for upkeep and replacement of Church bells).

St. Margaret's Church, Mapledurham

The restricted funds comprise the Badger Bequest (for upkeep of the Church Clock), the Bellringers (for upkeep and replacement of Church bells) and the Bell Tower Fund (for bell tower repairs). During the year the Badger Bequest and Tower Fund were fully spent.

Caversham Parochial Fund

The restricted funds comprise the freehold land and buildings at 25 Ilkley Road, Caversham, being a Functional Asset (when used as a Curate's House) and the property at 6 Gosbrook Rd.

Funds held for the Caversham Group Ministry

The following funds are held by the Rector and Churchwardens of St Peter's Church Caversham, being for the benefit of the Caversham Group Ministry:

Canon Nash Memorial Funds (granted to ordination candidates and others training for work in the Church of England).

Church House (including Haslam Bequest)

The endowment funds comprise the freehold land and buildings at 57/59 Church Street, Caversham and the proceeds from the sale of land at 57/59 Church Street, Caversham (Haslam Bequest). The income from these funds is held in a separate investment account and is restricted to the maintenance and repair of Church House. The surplus funds raised by the management of Church House are either granted to appropriate beneficiaries or held in Reserve Accounts. The Trustees of this separate trust within the PCC must decide upon the use of the income, in accordance with the Trust Deeds.

9 NET INCOME

Church management and administration includes :

- The independent examiner's fee of £1,710 (2023 - £1,680).
- No employee received emoluments of more than £60,000.
- The Parish is blessed with many volunteers who are involved in almost all areas of activity and give their time for free. They are reimbursed for parish approved expenses in conducting their role.

PAROCHIAL CHURCH COUNCIL OF CAVERSHAM THAMESIDE AND MAPLEDURHAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

11 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted	Restricted	Endowment	2025 Total	2024 Total
	£	£	£	£	£
Investments	726,265	378,098	737,439	1,841,802	2,481,649
Current Assets	850,991	155,291	78,859	1,085,141	560,794
Current liabilities	(24,140)	-	(3,107)	(27,247)	(30,144)
	<u>1,553,116</u>	<u>533,389</u>	<u>813,191</u>	<u>2,899,696</u>	<u>3,012,299</u>

12 INVESTMENT PERFORMANCE

The parish invests in the CCLA Investment Fund (both Accumulation and Income Units).

In 2024 the funds performed as follows:

Fund	Investment Return
Accumulation Fund	5.11%
Income Fund	2.29%