



St Dunstan's | St Alban's | St Oswald's  
**CHEAM TEAM MINISTRY**  
*working together for the glory of God*

## **The Parish of Cheam, Cheam, Surrey**



**Annual Report 2024  
of the Parochial Church Council  
For the year ended 31 December 2024**

## Administrative information

The Parish of Cheam is a Team Ministry with three churches. We share the same aim of every Church of England Church, which is to promote the whole mission of the Church – pastoral, evangelistic, social, and ecumenical. We aim to be open, inclusive churches, where everyone is welcome to come and worship God no matter where they are on their personal pilgrimage.

Correspondence Addresses as follows:

- St Dunstan's: Church Road, Cheam, Surrey, SM3 8QN
- St Alban's: Elmbrook Road, Sutton, Surrey, SM1 2JF
- St Oswald's: Brocks Drive, North Cheam, Surrey, SM3 9UW

The following served as members of the PCC, from the beginning of the Financial Year to the signing of these Statements or an earlier date if resigned their positions:

Team Rector	The Revd Dr Nicholas Peacock	
Team Vicar	The Revd Beth Lewis	
	The Revd Hannah Thomson	
Associate Priest	The Revd Steph Nadarajah	
Assistant Curate	The Revd Francesca Perlman-Mitchell	To October 2025
Reader	Mrs Diane Haddock	
Southwark Pastoral Auxiliary	Mrs Marianne Adams	
Churchwardens	Jane Dourado	St Dunstan's from April 2019
	Jo McCandlish	St Dunstan's July 2022 to May 2024
	Vacancy	From May 2024
	Kevin Mohr	St Alban's Appointed May 2022
	Ian Graystone	St Alban's Appointed May 2024
	Mr Paul Thomas	St Oswald's Appointed April 2019
	Victoria Gray	St Oswald's Appointed May 2022
Treasurer	Mrs Karen Adorjan	St Dunstan's
Deanery Synod	Mr Ian Tanner	St Dunstan's from May 2023
	Vacancy	St Dunstan's
	Vacancy	St Dunstan's
	Vacancy	St Alban's
	Vacancy	St Alban's
	Graham Andrew	St Oswald's
	Claire Winfield	St Oswald's
Hon. Secretary	Lucy Brice	From May 2021 to May 2024
	Vacant	From May 2024
Elected Members:	Kate Webber	St Alban's

Term of office to May 2026	Amanda Daines	St Alban's
Term of office to May 2027	Julia Hey Melody Thorpe Margaret Sheppard Karen Adorjan	St Dunstan's St Dunstan's St Dunstan's St Dunstan's
Term of Office to May 2025	Fiona Webster Frances Shoebridge	St Oswald's St Oswald's

The PCC Independent Examiner is: Community Action, Sutton  The PCC is a Registered Charity: Charity Number 1134780  The PCC Bankers are: Barclays Bank, Sutton	
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## **Structure, Governance and Management**

The Cheam Team is part of the Diocese of Southwark within the Church of England. The parish is in the Sutton Deanery, within the Archdeaconry of Reigate and the Croydon Episcopal Area.

## **Role of the Parochial Church Council**

The Parochial Church Council (PCC) is the decision-making and recognised statutory body of the Cheam Team Ministry. The PCC is a registered charity (number 1134780) and all members are trustees of the charity.

Under Church Representation Rules, the combined Annual Accounts are presented by the PCC. Individual church accounts have previously been passed by the DCCs.

Members of the PCC are elected at the Annual Parochial Church Meeting in accordance with the Church Representation Rules.

## **Organisation**

Although the PCC is the main statutory body, some business, is delegated to three committees:

- Mission, Worship, and Spirituality Committee;
- Finance and Buildings Committee;
- Safeguarding Committee.

Each church has a Local Church Group, made up of its PCC members and co-opted members, which addresses matters relating to individual churches.

## **Objectives, Activities, Achievements and Performance**

The primary objective of the Cheam Team Ministry is to promote the Christian beliefs and practices of the Church of England by engaging in relevant activities. The Parochial Church Council has the responsibility of co-operating with the Team Rector and Team Vicars, in promoting the whole mission of the church. This includes the provision of:

- Regular and appropriate worship and prayer in all three churches;
- Opportunities to learn about the Christian faith;
- Pastoral care for those living within the parish;
- Occasional offices (baptisms, marriages, and funerals);
- Mission and outreach work.

The PCC also has the maintenance responsibilities for the Parish's property – church buildings, halls, and any other property. The PCC is required to keep these buildings in good repair to facilitate the work of the parish.

## **Risk Management**

Health & Safety Management Systems are in place in all three churches along with Ecclesiastical Insurance Policy and Procedures and following their recommendations along with Diocesan Procedures in Safeguarding.

## **Safeguarding and Safer Recruitment, Parish Safeguarding Committee Report**

### **Introduction**

I am pleased to share an update on safeguarding across the parish, outlining recent developments, ongoing work, and future plans to ensure the continued safety and wellbeing of everyone involved in church life.

### **Parish Safeguarding Committee**

We now have an established Parish Safeguarding Committee made up of the following members: Nick Peacock, Hannah Thomson, Beth Lewis, Leanne Coombes, Graham Andrews, and me, Sarah Jones.

The committee meets regularly and plays an active role in overseeing safeguarding across all our churches and activities. We are committed to promoting a culture of safety, transparency, and accountability throughout the parish.

### **Safeguarding Oversight & Record Keeping**

Nick and Hannah have done outstanding work in creating a comprehensive, secure online spreadsheet that allows us to keep track of:

- Who is involved in various church activities
- Required and completed safeguarding training
- DBS (Disclosure and Barring Service) status for volunteers and staff

This tool is helping us to stay organised, up to date, and proactive in our safeguarding responsibilities. Access to the spreadsheet is restricted to the Parish Safeguarding Committee to maintain confidentiality and data security.

### **Risk Assessments**

In addition to the spreadsheet, Nick and Hannah have made significant progress in developing risk assessments for church activities. Our aim is to ensure that every activity within the parish has a clear, reviewed, and approved risk assessment in place. This will help us to manage potential risks and keep everyone safe.

### **Ongoing DBS Work**

I continue to work closely with Louise to complete the DBS applications for those involved at St Dunstan's. This process is running smoothly, and we are ensuring that all necessary checks are completed in a timely and efficient manner.

### **Safeguarding Audit**

Recently, we completed a full safeguarding audit, which was both thorough and constructive. The audit has produced a clear action plan, which the committee will be working through over the coming months. It highlighted several key areas where further development is needed but also affirmed the good work that has already been Safeguarding

APCM Report 2022\_Sarah Jones completed and the positive systems now in place. This has been a valuable process for reflecting on progress and setting priorities moving forward.

## **Raising Awareness**

Looking ahead, one of our key priorities is to raise the profile of the Parish Safeguarding Committee within the churches. We want to make sure that everyone in the parish—children, young people, vulnerable adults, and all congregation members—knows who we are and how to contact us if they have any safeguarding concerns

- Noticeboard displays with photos and contact details
- Inclusion in church newsletters and service sheets
- Short presentations or updates during services

## **Conclusion**

The progress we have made over recent months, especially in forming a dedicated committee and completing the safeguarding audit, reflects a strong commitment to safeguarding in our parish. I would like to thank all members of the committee, especially Nick and Hannah for their dedication and detailed work.

*Sarah Jones Parish Safeguarding Officer*

## **Worship**

The main Sunday service at St Dunstan's is the Parish Eucharist at 9.30am. The 8.00am service on Sunday mornings continues to follow the BCP liturgy and attracts a loyal congregation, as does the service on Wednesday mornings. Every two months, St Dunstan's hosts Messy Church Goes Wild – outdoor worship for families.

Worship at St Alban's is centred on the Family Eucharist at 10.45am on Sunday mornings. This service includes Sunday School. The 'Table Eucharist' takes place at 10.00am on the last Wednesday of each month.

St Oswald's principal act of worship on Sunday is at 10.00am, which is a Eucharist with a monthly Service of the Word. The choir makes an important contribution to worship and Sunday School is available most weeks. St Oswald's hosts a thriving Messy Church, alternating monthly events with Christ Church and St Philip's, Worcester Park, as well as the parish's Youth Group.

In addition, Holy Ground, an online community, gathers on Facebook Live for Night Prayer at 9.30pm each Tuesday.

Our regular activities in 2024 included:

- St Dunstan's: Monday Morning Friendly Club, Knitting Club, Loaves and Fishes Lunch Club, She Sings, Friday Morning Tea and Toast, and the Mothers' Union.
- St Alban's: Friday Drop-In.
- St Oswald's: Sing for Joy, Wednesday Coffee Morning, and the Mothers' Union.

## **IGNITE 25**

'Ignite' is the widely used name for our pioneering activities. When we came together as a 'group' (of three parishes and five churches) just over 3 years ago, we were given some ambitious objectives: to create two new worshipping communities and one social action project.

This was our original goal and Ignite is the way in which we chose to address this. It's been quite a journey over the last three years but, on 9th February this year, we came together to look at what we've done to date and to reflect on how we might build on the progress

we have made. Thank you to everyone who attended; it was an uplifting and inspiring afternoon filled with positive energy!

We began our meeting by evaluating the impact of the many initiatives that have been started since we first met three years ago. We worked out that we have reached over 1800 people through the projects we've initiated, continued, developed and brought to a close: we've been committed to giving things a go, and not been afraid to end them when we've decided they're not working.

We shared a variety of new and creative ideas at our meeting. We discussed times when the wider community reaches out to us, such as Christmas, the season of remembering (October/November), and springtime. We agreed that it would be great to collaborate further at these times, across our five churches and three parishes.

We observed significant growth in numbers at our services and events for Christmas 2024. We saw, too, a growth in participation, greater engagement with the local community and new ideas being tried and tested. To that end, we are organising a 'Christmas Planning Workshop' on 22nd June, so that we can bring people together from across the group to further co-ordinate and develop our Christmas offering for this year. All are welcome!

At our Ignite meeting, we also shared details of a new initiative called 'The Burning Bush Project'. We have applied for funding to develop a programme for local primary school communities, aimed at promoting new ways of engaging with spirituality. We hope to share more news about this soon.

As time goes on, it has become clear that Ignite is much less a 'container' for our pioneering activities, and more of a 'fire starter' (as befits the name). We have learned that small steps can make giant leaps over time, and that things don't always need to be perfect, original or complicated. It's important simply to show up, and to show up consistently. We are deeply grateful to the many volunteers who make progress possible: many of whom have been plugging away at things for years. Whilst aspects of this work feel new to some of us, it's been 'heart and soul' work for many others, for many years. A huge thank you to you all.

We are committed to continuing to meet the people in our communities where they are and starting with what we actually have: the volunteers and the resources we have now, rather than in an imagined future. We are also committed to doing everything as safely as we can, and as well as we can. With the wind of the Spirit behind us, anything and everything feels possible!

*Steph Nadarajah and Melody Thorpe*

<b>Electoral Roll – New Electoral Roll in 2025</b>	
St Dunstan's	72 (55 resident in the parish, 17 residents outside the parish)
St Alban's	24 (14 resident in the parish, 10 residents outside the parish)
St Oswald's	30 (26 resident in the Parish, 4 residents outside the parish)
<b>TOTAL PARISH</b>	<b>126</b>

<b>Weddings</b> St Dunstan's St Alban's St Oswald's	0 0 1
<b>Baptisms</b> St Dunstan's St Alban's St Oswald's	9 3 3
<b>Funerals</b> St Dunstan's St Alban's St Oswald's	6 5 0

## Churches Fabric Reports

### St Alban's – Ian Graystone

The heating of the church continues to be an important issue that we are trying to resolve. After receiving quotes for the installation of an infra red additional heating system we have recently discovered the cost of upgrading the power input will be much more than we can afford. We are therefore now looking at alternative solutions. Last year our heating was enhanced by the purchase of four convactor heaters by the Friday Drop in. We have also recently paid the deposit for the repair of the window that was 5 vandalised and two panes that are broken. We also intend to install a system of secondary double glazing on all the windows in the coming months. The hope for this year is to progress the installation of a disabled toilet. The funds are currently in place but the decision on what we can afford to spend is still to be agreed.

### St Oswald's Church – Paul Thomas

Jan 2024; PPS came to rectify a Rat infestation (6visits) in Hall under stage and outside etc  
Feb; Church Safe not opening

Cent locks sorted it March; 13/3; Hall mixer taps changed; 2/4 Safe not opening again - wrong number being input (Reason worn numbers) At this point I've written "Yearly report to Hannah complete "

22/5; Padlocks changed on S/S cupboard; 14/5; Fire Extinguishers checked in Church and Hall 5/7; Safe not opening again-Top man called in to open it and he replaced the Keypad which is much more visible! 10/7; Hall Gas meter changed; 18/7; New Hall lights fitted this week; PAT testing carried out at same time (hall only)

3/8; Hall; Rear Right Emergency exit door Faulty - My neighbour Mark kindly rectified it for free! Hall: Emergency lighting installed 28/29 of September; 30/10 of October.

### St Dunstan's Church – Jane Dourado

It has not been an easy year as regards the fabric. Early on we decided to put our plan to reorder the inside of the church on hold. There were other things that needed our attention, and it was felt that this was not the right time to move forward with these plans.



This has proved to have been a good decision as the boiler failed at the beginning of last winter. Looking towards a carbon zero solution we cannot just replace our boiler and have had to consider other options. Nick has done a lot of work on this project, and we can now see our way forward. We will need to upgrade our electrical supply to enable us to install a combination of under pew heating and some radiant heating around the rest of the building (we would need to upgrade soon anyway). This should prove much more efficient than simply replacing the boiler as the rest of the old system was very inefficient. Our planned way forward aims to heat the people not the building.

We are planning to get the external decoration of the church and hall done over the summer. This was required by our last Quinquennial Inspection in 2020. We are due our next Quinquennial in 2025. During the storms that hit the region in early December a large part of the cedar tree came down, taking the lantern and cross off the porch and damaging the paving. Fortunately, the tree and paving come under the council's care but we have put in a claim for the damage to the building. The cross is not repairable and will need replacing, so we are waiting for a faculty before we can proceed. The stonemasons who looked at the cross were also asked to assess the condition of the lychgate. There is a lot of weather damage and part of it will probably need to be dismantled and rebuilt. We are awaiting the formal report.

The church has owned a property in Tudor Close since 1950's. Primarily used to house a curate, over recent years it has been rented out providing income for the church. There has been an increasing need for repairs and the property was approaching a time when substantial funds would need to be spent to keep it in a state suitable for the rental market. The PCC decided that it should be sold and the capital invested to provide an income. The property was put on the market in July and was finally sold in March.

### **Sutton Deanery Synod Report – Graham Andrew**

Sutton Deanery Synod takes place at the Church of the Good Shepherd, Carshalton and is run by the Revd Kevin Lewis who is the Area Dean. There are now only two meetings a year (previously three) which I think is a pity but the decision to reduce the amount of meetings was popular with the clergy. The format of the meetings has also changed with more emphasis on togetherness within the deanery with a small act of worship preceding the actual meeting.

Subjects covered during the last year have been various including a talk by the Revd Jeremy Clark-King who is the Director of Clergy Formation and responsible for those going out into ordained ministry.

As part of the meeting, local issues are discussed or expressed including a 'Good news' section where Churches from the deanery report and discuss ideas which appear to be working well and which could be beneficial to other parishes. The clergy movements both in and out of the deanery (not dance moves but employment) are also announced and of which can be surprisingly active.

We also are lucky to have a General Synod representative, Paul Waddell, who reports back on any matters arising from the General Synod. The most recent contentious item being on Safeguarding where the General Synod voted for a compromise (albeit to be discussed again) rather than the brave decision to outsource Safeguarding to people who know what they are doing. This still leaves the final say to the Bishop and sadly this was where problem was before. Our Rector Nick asked the Deanery Synod to think about this decision and perhaps, as a group, write to the General Synod to remind them of their responsibilities to others and encourage a proper route for safeguarding.



There are spaces available within our parish for other Deanery members and it would be great to see all our Churches represented. Our Clergy are always regular attendees.

### **Website / Social Media / Newsletters**

We continue to post on Facebook and blog pages on our website regularly (<https://www.cheamparish.org.uk/blog>).

When posting on Facebook - we regularly tag and share across our churches.

<https://www.facebook.com/cheamparish> - 281 followers

<https://www.facebook.com/stdunstanscheam> - 416 followers

<https://www.facebook.com/profile.php?id=100088341430444> - 38 followers

<https://www.facebook.com/StAlbansCheam> - 18 followers

There is a Cheam Parish X ( Twitter) account but no posts have been made in 2023 - 490 followers.

Using Mailchimp - a weekly newsletter goes out across the Parish. In addition - a Family newsletter goes out regularly to about ~150 subscribers.

There is also a Coterie newsletter but this has not been going out as regularly to its ~150 subscribers.

### **APPENDIX - Parish Digital Review Summary**

<b>Digital IT service</b>	<b>Provider</b>
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Website Maintenance and Hosting	<b>Wix.com</b> Launched new parish in December 2019.
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Webhosting	<b>I&amp;I.co.uk</b> Webhosting including the domain name registration of <a href="https://www.cheamparish.org.uk">cheamparish.org.uk</a> , <a href="https://www.stdunstanscheam.org.uk">stdunstanscheam.org.uk</a> , <a href="https://www.stalbanscheam.org.uk">stalbanscheam.org.uk</a> , <a href="https://www.stoswaldsnorthcheam.org.uk">stoswaldsnorthcheam.org.uk</a> and <a href="https://www.cheamchurch.org.uk">cheamchurch.org.uk</a> The webhosting also supports the Office Printer
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Email hosting and distribution management	<b>I&amp;I.co.uk</b> Some of the <a href="mailto:@cheampparish.org.uk">@cheampparish.org.uk</a> email addresses are hosted by I&I.co.uk
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#### **Gmail**

Some of the [@cheamparish.org.uk](mailto:@cheamparish.org.uk) email addresses are hosted by Gmail

#### **Mailchimp**

Management of congregation email addresses and distribution of the weekly 'St. Dunstan's Church in your Inbox' is managed by Mailchimp

Social Media	<b>Twitter and Facebook</b> The Parish/Churches have presences in both Twitter and Facebook
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Calendar and  
Shared Docs

### **Googledocs and Gmail**

There is a Calendar and shared documents via Gmail for the parish

Streaming of  
services

### **Youtube**

We have a Youtube Channel

**[https://www.youtube.com/channel/UCV\\_Ej2aYRnqUV3HeJFdu94g](https://www.youtube.com/channel/UCV_Ej2aYRnqUV3HeJFdu94g)**

## **Sunday Schools**

### **St Alban's - Amanda Danes and Cathy Smith**

For the first time in a very long time the Easter Workshop was held in the Church hall on 29th March 2024 despite the logistics of moving everything we needed to the hall the event was very well attended with 62 children and raised about £400 from donations, treats table and refreshments. Preparations for the crafts this year are being organised by Rev Hannah Thompson and Rev Beth Lewis while Catherine and I focus on the raffle and treats table as we have found organising it all is too much for 2 volunteers to do alone. The Light Party was also held at the church hall in October 2024 with a smaller number of children attending the event. Hannah and Beth organised some lovely crafts and games for the children all centred around the planets and space. We would like to take this opportunity to thank them both for the help in both of these events. However none of this would be possible without our volunteers. Like every event ran by the church, volunteers are a critical part to help run these special events especially if we want to attract more families and children to our friendly church family, however it is becoming increasingly hard to find people to give up their time and we need to look at whether these events are still offered in the coming years. Sunday school attendance continues to remain low with only a couple of children attending on a regular basis.

### **St Oswald's – Fiona Webster**

Our loyal team of Sunday School teachers (4) and reserves (4) have continued to prepare lessons from the 'Roots' material every week in term time (apart from the first Sunday in the month which is a Service of the Word). We are grateful to Pam and Chris Hutt who compile our 'teacher rota' each term.

Looking across the register we have had 7 children attend but never all at the same time and, of those, some have only come once or twice. When they do attend, however, they appear to enjoy the material and activities.

Members of the Sunday School team also help with the Messy Church programme and at baptisms, when they occur.

## **Honorary Secretary's Report**

*The role of Honorary Secretary has been vacant since the APCM in 2024.*

*Different members of the PCC have taken minutes at meetings.*

The PCC met five times in 2024 – in February, April, July, September and November. The key discussion points and decisions at each meeting were as follows:

### **5<sup>th</sup> February**

- The unresolved legal dispute regarding St Alban's Church Hall and a neighbour.
- Spiritual nourishment plan for the year.
- The launch of Messy Church Goes Wild at St Dunstan's.
- Improvement in communications across the parish.
- Music across the parish, including the resignation of the Director of Music at St Alban's.
- The transfer of responsibility for hall booking at St Oswald's to the Parish Office.
- Common Financial Reporting across the parish.
- Recruitment of a Treasurer for St Oswald's.
- Contributions to Parish Office costs from St Oswald's and St Alban's.
- 2023 financial statements for each church.
- Ignite meetings in 2024.
- Ash Wednesday services in the parish.
- Preparation for the APCM.
- Safeguarding training.

### **23<sup>rd</sup> April**

- Ongoing legal dispute at St Alban's.
- Confirmation of Spiritual Nourishment plan.
- Initial review of Messy Church Goes Wild.
- Lay-led services / services of the Word.
- Hall booking terms and conditions.
- Agreement to proceed with sale of property at 4 Tudor Close.
- Postponement of St Dunstan's re-ordering project.
- Financial statements.
- Review of Ignite.
- Agreement to recruit organist at St Alban's.
- Authorisation of individuals from St Dunstan's to distribute Holy Communion at home.
- APCM preparation.
- Co-opting members of St Alban's to the PCC.
- Review of Safeguarding Committee.
- Risk assessments, including Youth Group visit.

### **1<sup>st</sup> July**

- Annual appointment to key positions and commissioning of new PCC.
- Grant application for family/children's packs at key points of the year.
- Decision to publish draft PCC minutes in each church after meetings.
- Sale of Tudor Close – working group established to consider options for investing proceeds.
- Agreement that future APCMs will be parish wide with the 2025 APCM to be at St Oswald's.

- Appointment of a new Headteacher at St Dunstan's School and appointment of Foundation Governors.
- Agreement to the proposal from St Dunstan's School to reduce size of governing body to 15, including 4 PCC governors.
- Terms of Reference for Safeguarding Committee.
- Review of Safeguarding training.
- Risk Assessments.
- Financial statements
- Recruitment of a lead musician at St Dunstan's.
- Pay rise for Director of Music at St Oswald's.

## **10<sup>th</sup> September**

- Departure of Francesca Perlman-Mitchell as curate in October.
- Grant of £450 received for Advent and Christmas packs.
- Review of Mission, Worship and Spirituality priorities.
- Review of Finance and Buildings priorities.
- Agreement of Parish Support Fund pledges for 2025: no increase for St Dunstan's (£59,000) and St Oswald's (£19,625). An increase of 3% for St Alban's (£18,000).
- Agreement of contributions to administrative costs from St Oswald's (£500) and St Alban's (£1500).
- Arrangement of meeting with CCLA to discuss investment strategy.
- Financial statements.
- Participation in Diocesan 'Greenhouse' projects relating to pioneering mission and ministry.
- Appointment of new foundation governor at St Dunstan's School.
- Agreement to write to the Archbishop of Canterbury's office expressing the PCC's disappointment with recent safeguarding scandals.
- Music recruitment at St Dunstan's and St Alban's.

## **26<sup>th</sup> November**

- Draft letter to Archbishop of Canterbury's Office discussed.
- Discussion of service times across the parish.
- Review of Mission, Worship, and Spirituality priorities.
- Financial 'deep dive' on St Dunstan's.
- Agreement on future investment strategy for proceeds of sale from 4 Tudor Close.
- Sale of 4 Tudor Close – offer accepted.
- Review of Finance and Buildings priorities.
- Financial statements.
- Review of 'Greenhouse' event attended by parish clergy.
- Ignite meeting in early 2025.
- Possible application for a significant grant from the Diocesan Investment Programme.
- Safeguarding: update on training and risk assessments.
- Failure of heating at St Dunstan's.
- Interviews for new Director of Music at St Dunstan's.
- New parish curate.

*The Reverend Dr Nicholas Peacock, Rector and Chair of PCC*

# **INDEPENDENT EXAMINER'S REPORT**

## **St Dunstan's Church**

**Year ended 31st December 2024**

### **Independent Examiner's Report on the Accounts**

I report on the accounts for the charity for the year ended 31st December 2024

#### **Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 and that an Independent Examination is needed

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the procedures laid down in the general directions given by the Charities Commission (under section 145(5)(b) of the Charities Act), and
- to state whether particular matters have come to my attention.

#### **Basis of independent review**

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

#### **Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the Trustees have not met the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records, and comply with the accounting requirements of the 2011 Charities Act

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Name: Dunstanette Kuti FCCA MCSI

Position: Community Accountant

Community Action Sutton Granfers Community Centre, 73-79 Oakhill Road, Sutton, Surrey, SM1 3AA

Date: 13<sup>th</sup> May 2025

**St Dunstan's, Cheam**  
**Sofa Separate Designated**  
**For the period from 01 January 2024 to 31 December 2024**

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
<b>Incoming resources</b>						
Incoming resources from donors	72,500.66	-	-	-	72,500.66	77,356.77
Other voluntary incoming resources	1,263.00	-	1,150.00	-	2,413.00	117,393.45
Activities in furtherance of the council's objects	3,656.66	-	-	-	3,656.66	4,678.34
Activities for generating funds	6,272.53	-	-	-	6,272.53	4,420.90
Income from investments	24,415.97	-	714.09	184.87	25,314.93	25,467.11
Other incoming resources	250.00	-	-	-	250.00	-
<b>Total income</b>	<b>108,358.82</b>	<b>-</b>	<b>1,864.09</b>	<b>184.87</b>	<b>110,407.78</b>	<b>229,316.57</b>
<b>Resources used</b>						
Costs of generating funds	75.25	-	-	-	75.25	-
Costs of generating voluntary income	-	-	-	-	-	-
Grants	-	-	-	-	-	200.00
Activities relating to the work of the Church	102,924.51	600.00	759.70	-	104,284.21	111,321.41
Support costs	10,647.66	-	-	-	10,647.66	10,099.74
Church management and administration	1,934.14	-	94.12	-	2,028.26	3,701.36
<b>Total expenditure</b>	<b>115,581.56</b>	<b>600.00</b>	<b>853.82</b>	<b>-</b>	<b>117,035.38</b>	<b>125,322.51</b>
<b>Net income / (expenditure) resources before transfer</b>	<b>(7,222.74)</b>	<b>(600.00)</b>	<b>1,010.27</b>	<b>184.87</b>	<b>(6,627.60)</b>	<b>103,994.06</b>
<b>Transfers:</b>						
Gross transfers between funds - in	1,580.00	-	128.06	-	1,708.06	834.18
Gross transfers between funds - out	-	(96.06)	(1,612.00)	-	(1,708.06)	(834.18)
<b>Other recognised gains / losses</b>						
Gains/losses on investment assets	-	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-	-
<b>Net movement in funds</b>	<b>(5,642.74)</b>	<b>(696.06)</b>	<b>(473.67)</b>	<b>184.87</b>	<b>(6,627.60)</b>	<b>103,994.06</b>
<b>Reconciliation of funds</b>						
<b>Total funds brought forward</b>	<b>80,524.76</b>	<b>696.06</b>	<b>154,390.23</b>	<b>3,591.03</b>	<b>239,202.08</b>	<b>135,208.02</b>
<b>Total funds carried forward</b>	<b>74,882.02</b>	<b>-</b>	<b>153,916.56</b>	<b>3,775.90</b>	<b>232,574.48</b>	<b>239,202.08</b>

**INDEPENDENT EXAMINER'S REPORT**  
**St Alban's Church**  
**Year ended 31st December 2024**

**Independent Examiner's Report on the Accounts**

I report on the accounts for the charity for the year ended 31st December 2024

**Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 and that an Independent Examination is needed

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the procedures laid down in the general directions given by the Charities Commission (under section 145(5)(b) of the Charities Act), and
- to state whether particular matters have come to my attention.

**Basis of independent review**

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention;

(1) which gives me reasonable cause to believe that in any material respect the Trustees have not met the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records, and comply with the accounting requirements of the 2011 Charities Act

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Name: Dunstanette Kuti FCCA MCSI

Position: Community Accountant

Community Action Sutton Granfers Community Centre, 73-79 Oakhill Road, Sutton, Surrey, SM1 3AA

Date: 13<sup>th</sup> May 2025



**St Alban the Martyr**  
**Sofa Separate Designated**  
**For the period from 01 January 2024 to 31 December 2024**

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
<b>Incoming resources</b>						
Incoming resources from donors	12,175.30	-	-	-	12,175.30	-
Other voluntary/incoming resources	696.84	-	-	-	696.84	-
Activities in furtherance of the council's objects	-	-	-	-	-	-
Activities for generating funds	36,556.71	-	-	-	36,556.71	-
Income from investments	919.88	-	-	-	919.88	-
Other incoming resources	-	-	-	-	-	-
<b>Total income</b>	<b>50,348.73</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50,348.73</b>	<b>-</b>
<b>Resources used</b>						
Costs of generating funds	213.86	-	-	-	213.86	-
Costs of generating voluntary income	-	-	-	-	-	-
Grants	335.34	-	-	-	335.34	-
Activities relating to the work of the Church	47,051.58	-	-	-	47,051.58	-
Support costs	-	-	-	-	-	-
Church management and administration	1,469.64	-	-	-	1,469.64	-
<b>Total expenditure</b>	<b>49,070.42</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>49,070.42</b>	<b>-</b>
<b>Net income / (expenditure) resources before transfer</b>	<b>1,278.31</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,278.31</b>	<b>-</b>
<b>Transfers:</b>						
Gross transfers between funds - in	-	-	-	-	-	-
Gross transfers between funds - out	-	-	-	-	-	-
<b>Other recognised gains / losses</b>						
Gains/losses on investment assets	-	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-	-
<b>Net movement in funds</b>	<b>1,278.31</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,278.31</b>	<b>-</b>
<b>Reconciliation of funds</b>						
<b>Total funds brought forward</b>	<b>156,646.08</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>156,646.08</b>	<b>156,646.08</b>
<b>Total funds carried forward</b>	<b>157,924.39</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>157,924.39</b>	<b>156,646.08</b>

# **INDEPENDENT EXAMINER'S REPORT**

## **St Oswald's Church**

**Year ended 31st December 2024**

### **Independent Examiner's Report on the Accounts**

I report on the accounts for the charity for the year ended 31st December 2024

### **Respective responsibilities of trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 and that an Independent Examination is needed

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the procedures laid down in the general directions given by the Charities Commission (under section 145(5)(b) of the Charities Act), and
- to state whether particular matters have come to my attention.

### **Basis of independent review**

My examination was carried out in accordance with general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair" view and the report is limited to those matters set out in the statement below.

### **Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the Trustees have not met the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records, and comply with the accounting requirements of the 2011 Charities Act

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Name: Dunstanette Kuti FCCA MCSI

Position: Community Accountant

Community Action Sutton Granfers Community Centre, 73-79 Oakhill Road, Sutton, Surrey, SM1 3AA

Date: 13<sup>th</sup> May 2025

**St Oswald's Church**  
**Sofa Separate Designated**  
**For the period from 01 January 2024 to 31 December 2024**

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
<b>Incoming resources</b>						
Incoming resources from donors	21,366.50	-	-	-	21,366.50	-
Other voluntary/incoming resources	250.00	-	-	-	250.00	-
Activities in furtherance of the council's objects	-	-	-	-	-	-
Activities for generating funds	26,920.25	-	-	-	26,920.25	-
Income from investments	349.32	-	-	-	349.32	-
Other incoming resources	70.00	-	-	-	70.00	-
<b>Total income</b>	<b>48,956.07</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,956.07</b>	<b>-</b>
<b>Resources used</b>						
Costs of generating funds	108.47	-	-	-	108.47	-
Costs of generating voluntary income	-	-	-	-	-	-
Grants	-	-	-	-	-	-
Activities relating to the work of the Church	47,923.92	-	-	-	47,923.92	-
Support costs	-	-	-	-	-	-
Church management and administration	846.82	-	-	-	846.82	-
<b>Total expenditure</b>	<b>48,879.21</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,879.21</b>	<b>-</b>
<b>Net income / (expenditure) resources before transfer</b>	<b>76.86</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>76.86</b>	<b>-</b>
<b>Transfers:</b>						
Gross transfers between funds - in	-	-	-	-	-	-
Gross transfers between funds - out	-	-	-	-	-	-
<b>Other recognised gains / losses</b>						
Gains/losses on investment assets	-	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-	-
<b>Net movement in funds</b>	<b>76.86</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>76.86</b>	<b>-</b>
<b>Reconciliation of funds</b>						
<b>Total funds brought forward</b>	<b>22,598.64</b>	<b>-</b>	<b>6,019.41</b>	<b>-</b>	<b>28,618.05</b>	<b>28,618.05</b>
<b>Total funds carried forward</b>	<b>22,675.50</b>	<b>-</b>	<b>6,019.41</b>	<b>-</b>	<b>28,694.91</b>	<b>28,618.05</b>

**Consolidated**  
**Sofa Separate Designated**  
**For the period from 01 January 2024 to 31 December 2024**

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
<b>Incoming resources</b>						
Incoming resources from donors	72,500.66	-	-	-	72,500.66	77,356.77
Other voluntary incoming resources	1,263.00	-	1,150.00	-	2,413.00	117,393.45
Activities in furtherance of the councils objects	3,656.66	-	-	-	3,656.66	4,678.34
Activities for generating funds	6,272.53	-	-	-	6,272.53	4,420.90
Income from investments	24,415.97	-	714.09	184.87	25,314.93	25,467.11
Other incoming resources	250.00	-	-	-	250.00	-
<b>Total income</b>	<b>108,358.82</b>	<b>-</b>	<b>1,864.09</b>	<b>184.87</b>	<b>110,407.78</b>	<b>229,316.57</b>
<b>Resources used</b>						
Costs of generating funds	75.25	-	-	-	75.25	-
Costs of generating voluntary income	-	-	-	-	-	-
Grants	-	-	-	-	-	200.00
Activities relating to the work of the Church	102,924.51	600.00	759.70	-	104,284.21	111,321.41
Support costs	10,647.66	-	-	-	10,647.66	10,099.74
Church management and administration	1,934.14	-	94.12	-	2,028.26	3,701.36
<b>Total expenditure</b>	<b>115,581.56</b>	<b>600.00</b>	<b>853.82</b>	<b>-</b>	<b>117,035.38</b>	<b>125,322.51</b>
<b>Incoming resources</b>						
Incoming resources from donors	21,366.50	-	-	-	21,366.50	-
Other voluntary incoming resources	250.00	-	-	-	250.00	-
Activities in furtherance of the councils objects	-	-	-	-	-	-
Activities for generating funds	26,920.25	-	-	-	26,920.25	-
Income from investments	349.32	-	-	-	349.32	-
Other incoming resources	70.00	-	-	-	70.00	-
<b>Total income</b>	<b>48,956.07</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,956.07</b>	<b>-</b>
<b>Resources used</b>						
Costs of generating funds	108.47	-	-	-	108.47	-
Costs of generating voluntary income	-	-	-	-	-	-
Grants	-	-	-	-	-	-
Activities relating to the work of the Church	47,923.92	-	-	-	47,923.92	-
Support costs	-	-	-	-	-	-
Church management and administration	846.82	-	-	-	846.82	-
<b>Total expenditure</b>	<b>48,879.21</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,879.21</b>	<b>-</b>
<b>Incoming resources</b>						
Incoming resources from donors	12,175.30	-	-	-	12,175.30	-
Other voluntary incoming resources	696.84	-	-	-	696.84	-
Activities in furtherance of the councils objects	-	-	-	-	-	-
Activities for generating funds	36,556.71	-	-	-	36,556.71	-
Income from investments	919.88	-	-	-	919.88	-
Other incoming resources	-	-	-	-	-	-
<b>Total income</b>	<b>50,348.73</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50,348.73</b>	<b>-</b>
<b>Resources used</b>						
Costs of generating funds	213.86	-	-	-	213.86	-
Costs of generating voluntary income	-	-	-	-	-	-
Grants	335.34	-	-	-	335.34	-
Activities relating to the work of the Church	47,051.58	-	-	-	47,051.58	-
Support costs	-	-	-	-	-	-
Church management and administration	1,469.64	-	-	-	1,469.64	-
<b>Total expenditure</b>	<b>49,070.42</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>49,070.42</b>	<b>-</b>
<b>Net income / (expenditure) resources before transfer</b>	<b>(5,867.57)</b>	<b>(600.00)</b>	<b>1,010.27</b>	<b>184.87</b>	<b>(5,272.43)</b>	<b>103,994.06</b>
<b>Transfers:</b>						
Gross transfers between funds - in	1,580.00	-	128.06	-	1,708.06	834.18
Gross transfers between funds - out	-	(96.06)	(1,612.00)	-	(1,708.06)	(834.18)
<b>Other recognised gains / losses</b>						

	Unrestricted funds	Designated funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Gains/losses on investment assets	-	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-	(185,489.11)
Net movement in funds	(4,287.57)	(696.06)	(473.67)	184.87	(5,272.43)	(81,495.05)
Reconciliation of funds						
Total funds brought forward	259,769.48	696.06	160,409.64	3,591.03	424,466.21	135,208.02
Total funds carried forward	255,481.91	-	159,935.97	3,775.90	419,193.78	53,712.97