



## All Saints N20

# Report and Accounts for year ending 31<sup>st</sup> December 2025

## Aim and purposes

The Parochial Church Council of All Saints' Friern Barnet (the "PCC" or "we") co-operates with the clergy based in the parish, in promoting public worship, teaching, evangelism and pastoral work in the ecclesiastical parish of All Saints' Friern Barnet (also known as All Saints' N20), and in supporting other charities in the UK. The PCC is also responsible for the maintenance and operation of All Saints' church hall.

## Objectives and activities

The PCC is committed to enabling as many people as possible to worship at our church and to become part of our parish community at All Saints'. Our services and worship put faith into practice through prayer and scripture, music and sacrament.

When planning its activities for the year the PCC and the priests based in the parish considered the Charity Commission's guidance on public benefit and, in particular, the guidance on charities for the advancement of religion. The PCC tries to enable people to live out their faith as part of our parish community through:

- worship and prayer, teaching the gospel, and developing their knowledge and trust in Jesus
- the provision of pastoral care for those living in the parish
- missionary and outreach work.

To facilitate and support this work the PCC judges that it is important that the PCC maintains the fabric of All Saints' Church and the church hall.

## Achievements and performance

### Curate-in-Charge

The most important event this year was the licensing of The Revd Gospel Iwuoha as our new Curate-in-Charge on 22<sup>nd</sup> September 2025 by Bishop Anderson Jeremiah. Fr Gospel had been selected almost a year prior to the service, but issues beyond our control arose to

prevent his licensing any earlier. He had, however, been conducting services in the parish all year unto that point alongside The Revd Harry Lamb, our longstanding Associate Vicar.

As recorded last year, we remain grateful for the continued ministry to All Saints' of Fr Harry, who has been a strong, steady presence at All Saints' through two vacancies.

## **Worship and prayer**

We have continued to hold our main Sunday service at 10am.

Initially we aimed to follow a monthly pattern of services:

- First Sunday of the Month: 10am said Mass according to the Book of Common Prayer ("BCP") and then a Choral Evensong at 6.30pm
- Second, Fourth and Fifth Sundays: Regular Parish Mass at 10am
- Third Sunday: Choral Mass at 10am, with more significant choral input.

In September, we recognised that there was no wish to put on a full choral evensong as we had with our previous director of music and moved to a fresh monthly pattern:

- First, Second and Fifth Sundays: Regular Parish Mass according to Common Worship at 10am
- Third Sunday of the Month: 10am BCP Mass with hymns
- Fourth Sunday a Family service based on Common Worship at 10am, with fewer readings read by the children, intercessions perhaps written by the children, a shorter address.

Sunday School, under the leadership of Sarah Rice, met less regularly as Sarah Rice was no longer able to commit weekly. We thank Sarah for her continued leadership of this important aspect of our worship and mission, and pray that someone else will commit to leading Sunday School alongside Sarah.

Throughout the year, the regular weekday Eucharist has continued with a small but loyal congregation, which can be as many as 10. We continued throughout the year to broadcast morning and evening prayer daily. This has become a regular part of our spiritual life, continuing throughout the year.

We hold regular online Morning and Evening Prayers on weekdays at 8.30am and 5.30pm as follows:

- Mondays - Morning and Evening Prayers
- Tuesdays - Morning and Evening Prayers
- Wednesdays - Evening Prayers only
- Fridays - Morning and Evening Prayers

We celebrated the Christmas season, Holy week and Easter with all the services that we have traditionally provided, including:

- On Christmas Eve, as is our tradition:
  - Christingle
  - Festival of Nine Lessons and carols
- Christmas Day mass
- Maundy Thursday service with all Night Vigil
- Good Friday liturgy
- Easter Eve service
- easter Day service.

Thanks go to everyone who has contributed to the services, particularly our priests, the choir and our acting choir leader, James Kent-Winsley and music coordinator, Linda Folan. Linda has, in the continued absence of a regular organist, organised organists for every service throughout the year.

The parish is looking forward to working with Fr Gospel and Fr Harry in 2026.

## **Deanery Synod**

The Barnet Deanery Synod met twice during the year, in June and November, and provides the PCC with an important link between the parish and the wider structures of the church. This year it discussed climate justice/eco church and the growing aging population in Barnet, and the services currently provided by Age UK.

## **Children and Young People**

As mentioned, twice a month on Sundays during term time our Sunday School happens in the Church Hall parallel to the main service, with the children joining us for Communion. We are grateful to our Sunday School leader, Sarah Rice, for all that she does, but if anyone else wishes to help, please speak to a priest or warden.

On one other Sunday each month our regular parish mass is child focussed, with participation by our young people.

During term time we run "Little Saints", a playgroup in the hall, open to the wider community, and which is usually busy and great fun.

Other organisations also run events for children in our hall, ranging from Kumon maths to a weekly nursery, singing and language and sport lessons.



## **Pastoral care**

The Wednesday morning Coffee, Cake and Cleaning Club in church, which brings together priests, cleaners, flower arrangers and gardeners, as well as those wanting a cup of coffee and a chat, has continued this year. We are grateful to all those who attend for their work cleaning the church and maintaining the garden.

The clergy have continued to deliver pastoral care to those unable to attend church, usually by bringing the reserved sacrament.

## **Mission, outreach and evangelism**

The PCC distributes a weekly newsletter by email - at the end of the year there approximately 200 recipients. The PCC maintain a website, a "Church Near You" page, a Facebook page followed at the end of the year by 389 people and a Twitter feed.

## **Friends of All Saints' Together**

The Friends of All Saints' Together or "FAST" is run by a sub-Committee of the PCC and seeks to engage with those who see All Saints' as "their" church and support its continued existence but may not attend church regularly. FAST also aims to help with fundraising for the Church and is currently helping to raise money towards the provision of new toilets for the Church Hall. During 2025, FAST raised £795 (2024: £1,111).

Membership is free and open to all – we currently have 79 on our contact list, 36 of which are businesses or other organisations

FAST organised a number of events in 2025 – a VE Day Service with refreshments afterwards, an evening to explore and discuss the stained-glass windows in the Church, a Death Café, a Living Advent Calendar and a Carolling and Cheer Evening (thanks to Jo Lingley for organising these last two events). We also sold All Saints' general and Christmas cards with designs from our resident artist, Jenny Geddes, which we are very grateful for, and gift tags displaying one of our stained-glass windows. Assistance was also provided for the Mardi Gras, the 70s Night and the Christmas Fair.

We are grateful to Dianne Esmond and Drew Rush for their leadership of FAST.

## **Safeguarding**

The PCC confirms that it has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults).

## Financial review

After last year's exceptional result, it's back to a poor year financially in 2025 – essentially because of two bills. First, an electricity bill at the end of March for £15,927 for electricity dating back to June 2024. The absence of a bill in the final months of 2024 did contribute to last year's good result but even if we had received this bill, last year would still have been a good year. Secondly, we had to spend £18,960 on repairs to the church roof, which the insurers are refusing to pay because their loss adjustor says they already have – we believe that they haven't, but our attempts to resolve this are so far unsuccessful.

This means that last year on unrestricted funds – our normal day to day accounts – we suffered a loss of £20,456. This has not been helped by our making a loss on hall activities for the first time in many years, certainly under my stewardship of the accounts. In 2024, hall income was £92,502 (bolstered by an insurance claim of £5,000) whereas this year, income had reduced to £74,895. Expenditure was £81,991 (2024: £69,116), leading to a loss of ££7,096 (2024 a profit of £23,286). Admittedly, without the large electricity bill, which largely related to the hall, the hall would have just about broken even, but there are other factors at play. First, the bar, largely run for a Friday dance group and a monthly rock and roll dance only made a small profit. People's habits have changed, and they just are not spending as much. Secondly, the state of the toilets discourages new lets. We do need to rebuild them as soon as possible. Finally, and it will have more impact this year, but towards the end of last year, our administrator, Stephanie, went on maternity leave. The impact of this on a small employer like us is considerable.

On non-hall matters, income was £80,563 (2024: £75,131) although this masked a decline in voluntary giving to £34,278 (2024: £35,711) hence our need a few weeks ago to push stewardship and giving in church. Our expenditure on non-hall matters was £93,923 (2024: 75,020), the increase being entirely accounted for by the roofing bill I mentioned above. This meant a loss of £13,360 (2024 a profit of £121). Other than the roofing bill, this would have been a significant result on no-hall matters, boosted by a profit on fundraising events of £6,011 (2024: £3182), of which the profit on the Mardi Gras of £861 was allocated to the hall toilet fund. Many thanks to the inspirational efforts on Annette Ross, our organiser supreme.

The toilet fund stood at £38,546. We had hoped to bolster this with excess monies from our heating fund, but this is now unlikely as the government have withdrawn the fund which allowed the reimbursement of VAT paid on works to listed buildings – this has been replaced by a grant scheme, for which we will apply, but the certainty of



reimbursement has gone.

## Reserves

At the end of 2025, our reserves dropped to £19,985, and in context, this means that if 2026 is as bad as last year, we will be insolvent. We need to redouble our efforts to increase our reserves and scrutinise all expenditure closely.

## Volunteers

The PCC would like to thank all the many parishioners who volunteer to work so hard to make All Saints' the lively and vibrant community it is, whether they be churchwardens, our welcoming team, PCC members, choristers, servers, cleaners, gardeners, flower arrangers, bell-ringers, those helping to run the halls, those helping in our fundraising or to organise social events or those who work with children and young people. Their contribution is invaluable, and All Saints' could not function without them.

## Administration, structure, governance and management

All Saints' Church is situated at 122 Oakleigh Road North, London N20 9EX. It is part of the Diocese of London within the Church of England.

The Parochial Church Council is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. The PCC is a Registered Charity under number 1139920.

The method of appointment of PCC members is set out in the Church Representation Rules. At All Saints' the membership of the PCC consists of the incumbent (our Curate-in-Charge), the other priests of the parish, churchwardens, and members of the PCC or Deanery Synod elected by those members of the congregation who are on the electoral roll of the church. All those who attend our services are encouraged to register on the electoral roll and stand for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance to the parish, including decisions on how the funds of the PCC are to be spent.

The full PCC met four times during the year, we have operated with a Standing Committee to deal with urgent business and a sub-committee focusing on worship. Both have met several times this year.

The PCC enjoys the support of a parish administrator, Stephanie Caeiro. Who went on maternity leave in November, and is temporarily replaced by Sally Day-Phillips. The PCC is also grateful for the hard work, dedication and loyalty over many years of our hall manager, Lynne Day.

PCC members who have served at any time during the year ending 31<sup>st</sup> December 2025 are:

### **Ex Officio members:**

**Curate in Charge:**

The Revd Gospel Iwuoha (formally from 22<sup>nd</sup> September 2025, informally all year)

**Associate Vicar:**

The Revd Harry Lamb

**Churchwardens:**

Clive Richardson

Debi Rush

**Deanery Synod**

David Lane (also PCC treasurer and Stewardship Recorder) and

**Representatives:**

Nick Healy

### **Elected members:**

Karen Charles

Sudarshi Mendis (from 3<sup>rd</sup> June 2025)

Jane Corkhill (until 3<sup>rd</sup> June 2025)

Julian Olver

Dianne Esmond

Yvonne Olver

Linda Folan

Sarah Rice

James Kent-Winsley

Annette Ross

Patricia Masters

### **PCC Secretary**

Subsequently vacant.

Approved by the PCC on 24<sup>th</sup> April 2026 and signed on its behalf by The Revd Harry Lamb (Chair)



The Revd Harry Lamb

# Financial Statements for the year ended 31st December 2024 of the Parochial Church Council of All Saints' Friern Barnet

## Receipts and Payments Accounts

		2025	2025	2025	2024	2024	2024
		Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	Note	funds	funds	Funds	funds	funds	Funds
<b>Income</b>							
Voluntary Income	3a	46,475	5,778	52,253	46,482	32,517	78,999
Activities for generating funds	3b	7,794	3,612	11,406	6,693	3,767	10,460
Investment income	3c	19,072	-	19,072	18,576	-	18,576
Church and hall activities	3d	82,117	-	82,117	95,882	-	95,882
<b>Total income</b>		<b>155,458</b>	<b>9,390</b>	<b>164,848</b>	<b>167,633</b>	<b>36,284</b>	<b>203,917</b>
<b>Expenditure</b>							
Church activities	4a	91,279	26	91,305	71,098	-	71,098
Hall activities	4b	81,991	1,860	83,851	69,116	2,594	71,710
Costs of generating funds	4c	2,644	2,751	5,395	3,912	585	4,497
<b>Total expenditure</b>		<b>175,914</b>	<b>4,637</b>	<b>180,551</b>	<b>144,126</b>	<b>3,179</b>	<b>147,305</b>
<b>Movement in Funds</b>		<b>(20,456)</b>	<b>4,753</b>	<b>(15,703)</b>	<b>23,507</b>	<b>33,105</b>	<b>56,612</b>
Cash at bank 1st January 2025		40,441	148,670	<b>189,111</b>	16,934	115,565	132,499
<b>Cash at bank 31st December 2025</b>		<b>19,985</b>	<b>153,423</b>	<b>173,408</b>	<b>40,441</b>	<b>148,670</b>	<b>189,111</b>



# Financial Statements for the year ended 31st December 2024 of the Parochial Church Council of All Saints' Friern Barnet - continued

## Statement of Assets and Liabilities as at 31st December 2025

	2025 Unrestricted funds	2025 Restricted funds	2025 Total Funds	2024 Unrestricted funds	2024 Restricted funds	2024 Total Funds
<b>Cash funds</b>						
Bank current accounts	19,985	153,423	<b>173,408</b>	40,441	148,670	189,111
<b>Other monetary assets</b>						
Gift aid recoverable	1,705	45	<b>1,750</b>	1,198	18	1,216
Owed by hall hirers	-	-	-	2,789	-	2,789
	1,705	45	<b>1,750</b>	3,987	18	4,005
<b>Investments assets</b>						
Investment property - 64 Temple Avenue, London N20 - at valuation	-	300,000	<b>300,000</b>	-	300,000	300,000
<b>Assets retained for church use</b>						
Hall and scout hut at estimated valuation	1,040,000	-	<b>1,040,000</b>	1,040,000	-	1,040,000
<b>Liabilities</b>						
Creditors	1,104	-	<b>1,104</b>	-	-	-
	1,104	-	<b>1,104</b>	-	-	-

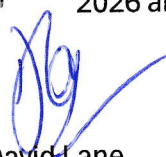
**NOTE:** An insurance claim has been made for the repairs to the church roof which cost £18,960. No debtor is brought in as this matter is currently unresolved.

Approved by the Parochial Church Council on 24<sup>th</sup> April 2026 and signed on its behalf by

The Revd Harry Lamb  
(Chair)



David Lane  
(PCC Treasurer)



The attached notes form part of these accounts

# Notes to the Financial Statements for the year ended 31st December 2024 of the Parochial Church Council of All Saints' Friern Barnet

## NOTE 1: Basis of Preparation

The financial statements of the PCC have been prepared in accordance with the Church Accounting Regulations 2006 using the Receipts and Payments basis.

## NOTE 2: The movements on Restricted Funds during the year

Movements in the year were:

	Balance b/fwd	Receipts	Payments	Balance c/fwd
Outward	-	56	26	30
Heating and Lighting				
Fund	111,115	187	306	110,996
Hall Repairs	1,648	-	-	1,648
Hall Toilets	34,498	7,814	3,766	38,546
Friends of All Saints				
Together	1,111	1,333	539	1,905
Organ Repair Fund	298	-	-	298
<b>Totals</b>	<b>148,670</b>	<b>9,390</b>	<b>4,637</b>	<b>153,423</b>

# Notes to the Financial Statements for the year ended 31st December 2024 of the Parochial Church Council of All Saints' Friern Barnet - continued

## NOTE 3: Detailed breakdown of income

	2025 Unrestricted funds	2025 Restricted funds	2025 Total funds	2024 Unrestricted funds	2024 Restricted funds	2024 Total funds
<b>3a: Voluntary Income</b>						
Voluntary giving	34,278	5,061	39,339	35,711	32,380	68,091
Gift aid received	7,912	717	8,629	8,566	137	8,703
VAT reclaim under Listed Places of Worship scheme	4,285	-	4,285	2,205	-	2,205
<b>Voluntary Income totals</b>	<b>46,475</b>	<b>5,778</b>	<b>52,253</b>	<b>46,482</b>	<b>32,517</b>	<b>78,999</b>
<b>3b: Activities for generating funds</b>						
Fundraising and events	7,794	3,612	11,406	6,693	3,767	10,460
<b>3c: Investment income</b>						
Rental income from Temple Avenue	16,950	-	16,950	16,350	-	16,350
Bank Interest Received	2,122	-	2,122	2,226	-	2,226
<b>Investment Income Totals</b>	<b>19,072</b>	<b>-</b>	<b>19,072</b>	<b>18,576</b>	<b>-</b>	<b>18,576</b>
<b>3d: Income from church and Hall activities</b>						
Fees received for services	1,631	-	1,631	2,186	-	2,186
Miscellaneous income from Church activities	5,591	-	5,591	1,194	-	1,194
Total for Church activities	7,222	-	7,222	3,380	-	3,380
Hall Lettings	62,884	-	62,884	68,390	-	68,390
Hall Bar	10,484	-	10,484	12,362	-	12,362
Other Hall activities	1,527	-	1,527	8,201	-	8,201
St John's Contribution to costs of administrator	-	-	-	3,549	-	3,549
Total for Hall Activities	74,895	-	74,895	92,502	-	92,502
<b>Total Income from Church and Hall activities</b>	<b>82,117</b>	<b>-</b>	<b>82,117</b>	<b>95,882</b>	<b>-</b>	<b>95,882</b>
<b>Total Income</b>	<b>155,458</b>	<b>9,390</b>	<b>164,848</b>	<b>167,633</b>	<b>36,284</b>	<b>203,917</b>



# Notes to the Financial Statements for the year ended 31st December 2024 of the Parochial Church Council of All Saints' Friern Barnet - continued

## NOTE 4: Detailed Breakdown of expenditure

	2025	2025	2025	2024	2024	2024
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	funds	funds	Funds	funds	funds	Funds
<b>4a: Church Activities</b>						
Mission and outreach	-	26	26	-	-	-
Diocesan Common Fund	36,000	-	36,000	36,000	-	36,000
Clergy expenses	2,000	-	2,000	406	-	406
Church running costs	19,952	-	19,952	17,690	-	17,690
Church music	5,478	-	5,478	8,723	-	8,723
Church & garden maintenance	26,031	-	26,031	5,679	-	5,679
Diocesan Share of Fees	-	-	-	575	-	575
Temple Avenue costs	1,818	-	1,818	2,025	-	2,025
<b>Total for Church Activities</b>	<b>91,279</b>	<b>26</b>	<b>91,305</b>	<b>71,098</b>	<b>-</b>	<b>71,098</b>
<b>4b: Hall Activities</b>						
Cost of bar stock	5,426	-	5,426	5,921	-	5,921
Hall running costs	39,124	-	39,124	21,052	-	21,052
Hall maintenance	951	1,860	2,811	7,913	2,594	10,507
Office running costs	2,289	-	2,289	1,921	-	1,921
Staff costs	34,201	-	34,201	32,309	-	32,309
<b>Total for Hall activities</b>	<b>81,991</b>	<b>1,860</b>	<b>83,851</b>	<b>69,116</b>	<b>2,594</b>	<b>71,710</b>
<b>4c: Costs of generating funds</b>						
Costs of generating funds	2,644	2,751	5,395	3,912	585	4,497
<b>Total Expenditure</b>	<b>175,914</b>	<b>4,637</b>	<b>180,551</b>	<b>144,126</b>	<b>3,179</b>	<b>147,305</b>

## NOTE 5: Related party transactions

Income from voluntary giving includes £17,330 received from members of the PCC (2024: £10,648). Other than normal expenses, £300 was paid to members of the PCC in respect of services supplied (2024: £0).

# Independent Examiner's Report to the members of the Parochial Church Council of All Saints' Friern Barnet

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2023, which are set out on pages 8 to 12.

## Responsibilities and basis of report

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

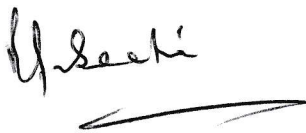
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

## Independent examiner's statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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.



Roger J Seaton FCA  
23 Greenhill Park, Barnet, Herts EN5 1HQ

30 April 2026