

Charity Registration Number

1142767

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Unaudited Financial Statements

For the Year Ended 31 December 2025

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

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For the Year Ended 31 December 2025**

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The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Report of the Trustees

For the Year Ended 31 December 2025

The trustees present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing the accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

Administrative Information

The PCC is a body corporate (PCC Powers Measures 1956, Church Representation Rules 2006) and is a charity registered with the Charity Commission. The correspondence address and key contact details are given below.

Registered charity number (England & Wales):	1142767
Registered office and Correspondence address:	Church House Market Place Evesham Worcestershire WR11 4RW
Office telephone:	01386 442213
E-mail:	office@evesham.church
Web Site:	Evesham.church
Face Book:	https://www.facebook.com/allsaintsevesham

Day to day management is delegated to the Parish Administrator, Katy Tarplee.

Members of the PCC (Who are also Trustees)

Incumbent:

Church Wardens:

Deanery Synod Representatives:

Members: (excluding ex officio)

John Ellis
Clive Greedy
Karen Sumpter
Carol Sheehan
Rosie Grove
John Liggitt
Sara Greedy
Amy Hall-Cook
David Hall
Lee Fisher
Jayne Fleetwood
Amanda Palmer (Resigned 25/10/2025)
Julie Westlake
Prajna Lad

Key Office Holders:

Lay Chair of the Council:

Secretary:

Covenant Registrar:

Disclosure and Barring Service (DBS) Registrar:

Representatives to Churches Together:

Clive Greedy
Sara Greedy
Carol Sheehan
Amy Hall-Cook
Rosie Grove
Roberta Matthews

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Report of the Trustees

For the Year Ended 31 December 2025 (continued)

Members of the PCC (Continued)

PCC members are appointed in accordance with the Church Representation Rules. The Incumbent, Church Wardens, Asum Lay Minister and Deanery Synod Representatives are ex-officio members of the PCC. Other members are elected at the Annual Parochial Church Meeting (APCM), or co-opted during the year.

Bankers, legal and other advisors:

Bankers:

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent ME19 4JQ

Independent Examiner:

Melissa Godwin ACA, ACCA
The Richards Sandy Partnership Ltd
Thorneloe House
25 Barbourne Road
Worcester WR1 1RU

Surveyor:

Alan Simcox
Nick Joyce Architects LLP
5 Barbourne Road
Worcester WR1 1RS

Objects and Activities

The primary object of all PCCs is the promotion of the Gospel of our Lord Jesus Christ, according to the doctrines and practices of the Church of England. The PCC has the responsibility of co-operating with the incumbent in promoting in the ecclesiastical parish of Evesham, All Saints with St Lawrence the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

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

The PCC has complied with its duty under section 17(5) of the Charities Act 2011 to have due regard to guidance on public benefit, published by the Charity Commission.

The PCC is aware of its duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults. The PCC uses the 'Safeguarding Toolkit' provided in the diocese as a way of self-assessment to seek to ensure it fulfils that duty.

We try to enable people to live out their faith as part of our parish community through:

- Worship and prayer;
- Providing opportunities to engage with the Gospel;
- Contributing to the spiritual and moral education of children through the Junior Church;
- Practical expression of faith including pastoral care and missional outreach; and
- Provision of sacred spaces and church buildings.

To facilitate this work it is important that we maintain the fabric of the Church of All Saints and adjoining Church House.

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham
Report of the Trustees
For the Year Ended 31 December 2025 (continued)

Structure, Governance and Management

In 2025 the PCC worked through the following committees:

Standing Committee

The only committee required by law. It has the power to transact the business of the PCC between its meetings, subject to any directions given by the Council. This committee comprises the Incumbent, the Churchwardens, the Treasurer and the Chair of the Finance Committee. The chair of this committee is the Clive Greedy.

Liturgy and Mission Committee

Responsible for formulating mission policy for the PCC and for co-ordinating the working of the church's mission in appropriate liturgy. The chair of this committee is the Jayne Fleetwood.

Fabric Committee

Responsible for managing the repair and upkeep of the properties for which the PCC is responsible. The chair of this committee is John Ellis.

Finance Committee

Responsible for overseeing the finances of the PCC. The chair of this committee is Sara Greedy.

Financial Review

The total of unrestricted voluntary giving has increased this year to £43,374 compared to £40,722 in 2024. As illustrated in the table below, the number of regular givers has decreased by 1, and the average giving has decreased by 18.4%. There has been a further increase in regular givers moving to the Parish Giving Scheme. We now receive an average of £1,236 (2024 - £1,157) per month including Gift Aid.

Year	Regular Giving (with Gift Aid)	Regular Giving (no Gift Aid)	Total Numbers	Total Regular Giving	Average Giving
2021	24	7	31	20,471	660
2022	30	2	32	20,163	630
2023	28	3	31	22,142	714
2024	30	2	32	20,990	656
2025	27	4	31	16,654	537

The Donations Box and "Goodbox" in the church have generated receipts of £4,622 (2024: £3,897) during the year.

Again, we have benefitted from the valuable support from John Martin's Charity where we have received a total of £29,898 in 2025 (£39,340 – 2024). This comprises £28,184 (£14,354 – 2024) as a grant towards general expenses and the balance of the triennial grant for the renewal of our lighting and sound systems of £1,714.

We received 2 legacies in 2025 totalling £4,000 (2024: £nil).

Unrestricted income from activities for generating funds has shown a decrease in 2025, from £14,118 in 2024 to £12,127 in 2025. A continued increase in the hiring of the church and Church House and by the continued hard work from the Fund Raising team.

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Report of the Trustees

For the Year Ended 31 December 2025 (continued)

Our financial investment income has again dropped from £830 to £806. This reflects general financial investment conditions, we have not realised any investments during the year.

The income from our property investments increased from £23,475 in 2024 to £24,500 in 2025. The income from both of these properties continues to be a valuable contribution to our operating expenditure.

Our income from fees charged for wedding and funerals decreased to £1,320 (2024 £3,406) due to decreased activity in funerals and no weddings.

The production of the Parish Magazine ceased during 2025 as production costs exceeded income.

Investment management costs have decreased from £3,911 in 2024 to £2,143 in 2025.

Donations and Grants for our Food Bank have decreased from £23,413 in 2024 to £18,796 in 2025. The costs of providing goods for the Food Bank have decreased from £24,378 to £19,300. Demand for food parcels stayed steady during 2025 at 3,001 parcels. This compares to 3,005 in 2024.

Ministry expenses have decreased to £1,561 (2024: £1,603).

There has been a small increase in our insurance premiums. The total premium for 2025 was £6,306 (2024: £6,303).

The costs of Electricity and Gas increased in 2024 to £18,220, up from £16,921. A new contract for supply was agreed towards the end of 2025, which should help to reduce costs.

The overall cost of maintaining and cleaning our buildings during the year was much reduced in 2025 as no significant work was required. Additionally the cost of cleaning Church House was brought "in house" which will produce a saving of around £2,940 in a full year.

Our Ministry Share for 2025 has increased from £50,001 in 2024. However this was waived by the Diocese. The Ministry Share requested for 2025 was £50,551 and we have succeeded in paying a total of £26,638. As advised in the 2024 report, we are in the process of selling 16 Albert Road to release cash reserves and undertaking a full review of our expenses with a view to returning our finances to a sustainable position in 2026 and beyond.

The Statement of Financial Activities (SOFA) shows that the PCC has, for the first time in many years, produced a surplus in the Unrestricted Funds.

The trustees have reviewed the appropriate risks to the charity and recognise that loss of funding and voluntary income is a substantial risk facing the charity given the continuing deficits year on year. They believe that a minimum of 12 months expenditure at current levels should be retained to ensure that the charity is able to continue its operations for a year should funding and donations become difficult to obtain. The trustees therefore confirm that the reserves policy of holding at least 12 months expenditure has not been met and will continue to work to ensure that the retained earnings remains above this level in the future.

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Report of the Trustees

For the Year Ended 31 December 2025 (continued)

It is essential that we continue to review both the raising of income and the reduction of our costs without reducing the level of mission that we currently undertake. To this end, the PCC continue to plan Fund Raising Activities for 2026. In addition, the disposal of the one of the investment properties will be completed in early 2026 a full review of expenditure has being prepared and action is being taken to reduce costs where possible.

Five Year Review

		2021 £	2022 £	2023 £	2024 £	2025 £
Giving, activities and other						
	Voluntary income (giving)	49,276	47,650	58,585	65,203	63,050
	Generating funds	5,070	7,311	15,668	14,118	12,127
	Other income	2,209	3,922	1,844	3,406	1,320
Income giving/activities		56,555	58,883	76,097	82,727	76,497
Resources expended						
	Parish share	31,265	31,265	35,229	-	26,638
	Other expenses	91,665	117,054	132,096	154,582	123,522
Total resources expended		122,930	148,319	167,325	154,582	150,160
Net incoming/(outgoing) before investment income		(66,375)	(89,436)	(91,228)	(71,855)	(73,663)
Investment income		21,659	26,655	25,643	26,034	27,011
Net incoming/(outgoing) before grants and legacies		(44,716)	(62,781)	(65,585)	(45,821)	(46,652)
Grants and legacies						
	Grant income	17,498	19,625	36,404	39,340	34,842
	Legacies and memorials	-	-	-	-	4,000
Net incoming/(outgoing) resources		(27,218)	(43,156)	(29,181)	(6,481)	(7,810)

Designated Funds

The PCC has designated the following funds: Mission and Liturgy Reserve and Fabric Reserve. The policy on designated reserves is reviewed annually by the PCC. The analysis of designated funds includes reconciliations back to the headings in the main financial statements. Where items have not been assigned to a fund (notably fixed assets and the creditor for parish share) these are reconciling items.

Mission and Liturgy Fund

The Mission and Liturgy Fund is intended to provide funds to support the work of the PCC in promoting the whole mission of the church (pastoral, evangelistic, social and ecumenical) in the ecclesiastical parish of Evesham, All Saints and St Lawrence. The residential investment property, previously the curate's house, has been allocated to this fund. Rental income from this property is used to maintain this asset and to support mission and liturgy work. Any excess of income over expenditure is transferred to the General Fund.

The fund had income of £13,863 (2024 £13,779) and expenses of £9,324 (2024 £14,533) resulting in a surplus of £4,539 which was transferred to the General Fund. The balance at the end of the year was £183,000 (2024 £250,000) representing the value of the residential rental property.

Fabric Fund

The Fabric Fund is intended to provide funds to support the PCC in maintenance responsibilities for All Saints Church, Church House and the Bell Tower. As might be expected of buildings of their age, and despite regular maintenance, substantial liabilities arise from time to time regarding the fabric of these buildings.

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Report of the Trustees

For the Year Ended 31 December 2025 (continued)

The existing investments, built up over many years through goodwill and generosity of the parishioners, have been assigned to the maintenance and upkeep of the church buildings. These investments help ensure adequate realised income to fund expected repairs, running costs and capital improvements. Unrealised gains are retained in the assets to help ensure an adequate future asset base. Any surplus of realised income over expected expense is transferred to the General Reserve.

This fund had income of £15,640 (2024: £13,369) and expenditure of £30,164 (2024: £52,404). A transfer of £14,524 was made from the General Fund. After revaluation and disposal gains resulting in a deficit of £1,117 (2024 gain of £625) the balance on this fund at 31 December 2025 was £230,808 (2024 £231,925), representing investment assets and cash.

General Unrestricted Fund

All other accounts (assets, liabilities, income and expenses) have been allocated to the General Fund. The General Fund is maintained to cover any short-term excess of expenditure over income, unforeseen rises in expenditure and other financial contingency, and to provide adequate working capital so that the operations of the PCC can be maintained at such times. Ministry share is paid out of General Reserve. It is the policy of the PCC to hold a balance on the General Reserve equivalent to twelve months expected general expenditure (that is, expenditure not relating to mission, liturgy or fabric expenses and excluding parish share).

The fund had income of £86,521 (2024 £94,742) and expenses of £80,806 (2024 £56,101) including ministry share of £26,638 (2024 £nil). After transfers to designated funds the balance on this reserve was a surplus of £4,689 (2024 Surplus £9,320).

Financial Review Summary

The statement of financial activities (SOFA) shows that unrestricted incoming resources amount to £116,025 (2024 £121,891). Unrestricted resources expended amounted to £120,294 (2024 £123,038) and net outgoing resources were therefore £4,269 (2024 outgoing £1,147). The principal funding sources are voluntary donations from congregation and investment income from CBF investment accounts. Restricted incoming resources were £26,325 (2024 £26,209) and expenses £29,866 (2024 £31,544) leading to net restricted deficit of £3,541 (2024 deficit £5,334). The principal funding sources are voluntary giving and investment income.

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham
Report of the Trustees
For the year ended 31 December 2025 (Continued)

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- (a) select suitable accounting policies and then apply them consistently;
- (b) observe the methods and principles in the Charities SORP 2019 (FRS 102);
- (c) make judgements and estimates that are reasonable and prudent;
- (d) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- (d) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the Parochial Church Council on

2026 and signed on its behalf by:

Clive Greedy
Lay Chairman

**Independent Examiner's Report to the Trustees of
The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham**

I report to the members on my examination of the accounts of the PCC for the year ended 31 December 2025 which are set out on pages 9 to 27.

Responsibilities and basis of report

As the charities members 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; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.


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

Melissa Godwin ACA, ACCA
The Richard Sandy Partnership Ltd
Chartered Certified Accountants
Thorneloe House
25 Barbourne Road
Worcester
WR1 1RU

Evesham Parochial Church Council
Statement of Financial Activities
for the year ended 31st December 2025

	Unrestricted Funds	Restricted Funds	YTD Funds 2025	YTD Funds 2024
	£	£	£	£
Incoming resources				
Incoming resources from generated funds				
Voluntary income (giving)	43,374	19,677	63,050	65,203
Voluntary income (grants)	29,898	4,944	34,842	39,340
Voluntary income (legacies)	4,000		4,000	-
Activities for generating funds	12,127		12,127	14,118
Investment income	25,306	1,704	27,011	26,034
Incoming resources from church activities	1,320		1,320	3,406
<i>Total incoming resources</i>	<u>116,025</u>	<u>26,325</u>	<u>142,350</u>	<u>148,101</u>
Resource expended				
Costs of generating funds				
Costs of generating voluntary income	401	-	401	1,064
Investment management costs	2,143	-	2,143	3,911
Church activities	89,472	29,866	119,338	147,919
Ministry Share	26,638	-	26,638	-
Governance costs	1,640	-	1,640	1,688
<i>Total resources expended</i>	<u>120,294</u>	<u>29,866</u>	<u>150,160</u>	<u>154,582</u>
Net outgoing resources	<u>(4,269)</u>	<u>(3,541)</u>	<u>(7,810)</u>	<u>(6,481)</u>
Other recognised gains/losses				
Gain/(Loss) on revaluation of Investment Properties	(67,000)	-	(67,000)	13,000
Realised gain/(loss) on sale of investments	-		-	(20)
Unrealised gain/(loss) on revaluation of investments	(1,117)	(2,379)	(3,496)	1,958
Transfer from unrestricted funds to Restricted Bell Tower Fund	(361)	361	-	-
Net movement in funds	<u>(72,747)</u>	<u>(5,559)</u>	<u>(78,306)</u>	<u>8,457</u>
Reconciliation of Funds				
B/Fwd Balance	491,245	120,243	611,488	603,031
C/Fwd Balance	<u>418,498</u>	<u>114,684</u>	<u>533,182</u>	<u>611,488</u>

Evesham Parochial Church Council
Balance Sheet
as at 31st December 2025

	Unrestricted funds	Restricted funds	2025	2024
	£	£	£	£
Fixed assets				
Tangible fixed assets	74,396	20,133	94,529	101,636
Investment properties	345,500	-	345,500	412,500
Investments	26,823	57,177	84,000	87,496
	<u>446,718</u>	<u>77,310</u>	<u>524,029</u>	<u>601,632</u>
Current assets				
Debtors and prepayments				
Prepayments	1,343	-	1,343	1,462
Income tax recoverable	3,346	-	3,346	7,518
Debtors	542	-	542	101
Cash at bank and in hand	-	20,551	20,551	11,375
Interfund Loan	(16,822)	16,822	-	-
	<u>(11,592)</u>	<u>37,373</u>	<u>25,781</u>	<u>20,456</u>
Liabilities: amounts falling due within one year				
Creditors	6,611	-	6,611	6,453
Accruals for utilities	4,017	-	4,017	4,146
Parish share	6,000	-	6,000	-
	<u>16,628</u>	<u>-</u>	<u>16,628</u>	<u>10,600</u>
Net current assets	<u>(28,220)</u>	<u>37,373</u>	<u>9,153</u>	<u>9,856</u>
Total net assets	<u>418,498</u> 	<u>114,684</u>	<u>533,182</u>	<u>611,488</u>
Funds	<u>418,498</u>	<u>114,684</u>	<u>533,182</u>	<u>611,488</u>

Approved by the PCC on the

2026 and signed on their behalf by:

Clive Greedy
Lay Chair of the PCC

John Ellis
Church Warden

The notes on pages 11 to 27 form part of these accounts

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Notes to the accounts for the year ended 31 December 2025

1. Accounting policies

The financial statements have been prepared under the Church Accounting Regulations 2006 in accordance with the Charities SORP (FRS102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019)' and the Charities Act 2011. The Charity is a public benefit entity under FRS 102.

The financial statements have been prepared under the historical cost convention with the exception of investments which are included at fair value, as modified by the revaluation of certain assets.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these statements are rounded to the nearest pound.

The financial statements 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.

Incoming resources

All incoming resources are included in the Statement of Financial Activities when the charity becomes legally entitled to the income and the amount can be quantified with reasonable accuracy.

Donated facilities and volunteer services

Donated facilities are included at the value to the charity where this can be quantified and a third party is bearing the cost. No amounts are included in the financial statements for services donated by volunteers.

Income from donations and grants

Income from donations and grants, including capital grants, are included in incoming resources when receivable (i.e. when the PCC is legally entitled to the amounts due) with the following exceptions:

- (a) when donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- (b) when donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the preconditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to preconditions regarding entitlement, this income is included in incoming resources of restricted funds when receivable.

Voluntary income

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

Planned giving receivable under Gift Aid is recognised when received.

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

Income tax recoverable under the Gift Aid Small Donations Scheme (GASDS), introduced on 6th April 2013, is recognised based on donations received to date.

Legacies to the PCC are recognised when the PCC is legally entitled to the amounts due.

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Notes to the accounts

for the year ended 31 December 2025 (Continued)

Amounts received specifically for mission or for other charities are dealt with as restricted funds.

Income from investments

Dividends and interest are recognised when the charity is entitled to receipt.

Gains and losses on investments

Realised gains or losses are recognised when investments are sold. Unrealised gains or losses are recognised on the valuation to fair value of those investments.

Government Grants

The Charities SORP states that where the conditions attached to a grant are within the charity's control and there is sufficient evidence those conditions may be met, then the incoming resources should be recognised as incoming resource. Where uncertainty exists as to whether the charity can meet conditions within its control, the grant should be deferred as a liability until certainty exists that the conditions imposed can be met.

Other income

Sales of books and guides, funds raised by events, parochial fees receivable and other income are recognised when received. All incoming resources are accounted for gross.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to that category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

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

Parish share is accounted for when due. Any parish share unpaid at 31 December is provided for in these financial statements as an operational and moral (though not a legal) liability and is shown as a creditor in the Balance Sheet.

Governance costs relate to the cost of the independent examination of the accounts.

All other expenditure is recognised when incurred and is accounted for gross.

Fixed assets

Consecrated and benefice property and repair of such property

Consecrated and benefice property is not included in the accounts in accordance with s.10(2)(a) of the Charities Act (2011). All expenditure incurred during the year on consecrated or benefice buildings or on repair of moveable church furnishings is recognised as an expense.

Moveable church furnishings held by the vicar and churchwardens on special trust for the PCC, and which require a faculty for disposal, are accounted as inalienable property unless consecrated. These assets are listed in the church's inventory which can be inspected at any reasonable time. These assets are not valued as there is insufficient reliable cost information relating to such inalienable property and conventional valuation approaches lack sufficient reliability.

Functional fixed assets

Fixed assets other than investment assets and investment properties are not revalued. There is insufficient information available for assets acquired prior to 2002 and therefore such assets are not valued in the financial statements. All such expenditure has been written off when incurred.

Following FRS102 the cost of the land of the Church House extension is not depreciated.

FRS102 states that where an asset comprises a number of different components with differing life spans, then each component should be depreciated over its individual life span. The Church House extension comprises a number of different components (roof, structure, kitchen, etc). The historic cost of these individual components is not available while the total historic cost is known.

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Notes to the accounts

for the year ended 31 December 2025 (Continued)

Indicative allocation figures have been sourced with respect to housing from the National Housing Federation (NHF) (in conjunction with valuers Savills). While the Church House extension is clearly not a residential dwelling, the property is considered to be sufficiently comparable for these figures to be adopted as the basis for a reasonable allocation and the development of appropriate policies by the PCC. These policies have been reviewed and amended following professional guidance.

Church House comprises a number of different components each of which is depreciated on a straight-line basis with the following estimated useful economic lives:

- Structure - 150 years
- Roof - 80 years
- Electrics - 25 years
- Windows & doors - 30 years
- Electrical heating - 30 years
- Bathrooms - 40 years
- Kitchen units - 25 years
- Church Chairs – 10 years

The useful economic life of selected components of the Church House extension exceeds 50 years. As per FRS102 these assets are subject to an annual impairment review performed either by the treasurer or by the Finance Committee. The heating system used within the church is depreciated on a straight line basis over an estimated life of 25 years. This policy has been revised with the asset life being extended from 10 years to 25 years reflecting professional opinion following the servicing of the boiler in 2012.

The church lighting scheme is depreciated on a straight line basis at 10% per annum (estimated life of 10 years). This scheme became operational in December 2008.

The heating system used in Church House is depreciated on a straight line basis at 10% per annum (estimated life of 10 years). This system became operational in December 2008.

Individual items of equipment with a purchase price of £500 or less are written off when acquired.

Investment assets

Investments are valued at fair value at 31 December. Unrealised gains or losses on revaluation are credited or debited to the fund to which they relate. Investment properties are valued at the trustee's best estimate of fair value.

As the lease on the residential investment property is relatively short, this property is valued at comparable average property prices in a reasonable market. The valuation is based on a set of valuations, recent house sales of comparable local properties and Halifax house price inflation. Unrealised gains or losses on revaluation are credited or debited to the fund to which they relate.

Liabilities

Liabilities are included in the accounts as soon as recognised.

Where a government grant has been received, but the related expenditure has not been incurred, then that grant is recognised as a creditor. Please note that such grants are repayable to the relevant grant-making body if the conditions of use are not met.

Provision for Liabilities and Charges

In line with SORP where the PCC has earmarked part of its unrestricted funds for a particular future purpose, this intention to expend funds in the future is not recognised as a provision for a liability in the accounts.

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Notes to the accounts

for the year ended 31 December 2025 (Continued)

Taxation

The Charity has charitable status and is thus exempt from taxation of its income and gains falling within Section 505 of the Taxes Act 1988 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that they are applied to its charitable objectives.

Funds

Reserves are held in order to support and advance the responsibilities of the PCC.

Restricted Funds

Restricted funds represent:

- (a) income from trusts or endowments 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 invited by the PCC for a specific object.

The funds may only be expended on the specific object for which they were given. Any balances remaining unspent at the end of each year must be carried forward as a balance on that fund. The PCC does not usually invest separately for each fund. Where there is no separate investment, interest is apportioned to individual funds on an average balance basis.

The PCC endeavours to ensure that costs which can be properly attributed to restricted funds are charged to those funds. Note 3 details the basis and movement of restricted funds.

Unrestricted funds

Unrestricted funds are general funds which can be used for PCC ordinary purposes. Funds designated for a particular purpose by the PCC are also unrestricted. Note 3 details the funds designated by the PCC (and where applicable detailing the reserve to be maintained) and transfers between funds.

Transfers between designated funds

Any deficit on the Mission & Liturgy Fund is met by transferring surplus amounts from the General Fund.

Any surplus of realised income over expected expense is transferred to the General Fund, and any deficit is addressed by a transfer from the General Fund.

The policy of the PCC is to hold a balance on the General Fund equivalent to twelve months expected general expenditure.

Financial instruments

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

Financial instruments are recognised when the charity becomes party to contractual provisions of the instrument.

Financial assets are offset, with the net amounts presented in the accounts where there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Cash at bank and in hand

Cash at bank and in hand includes both cash and cash equivalents (being short term highly liquid investments that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value).

**Notes to the accounts
for the year ended 31 December 2025 (Continued)**

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Basic financial liabilities

Basic financial liabilities, including trade and other payables, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of future receipts, discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of the operations from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction cost.

Evesham Parochial Church Council

for the year ended 31st December 2025

Note 2 INCOMING RESOURCES

	Unrestricted General Fund £	Designated Mission & Liturgy Fund £	Fabric Fund £	YTD 2025 £	YTD 2024 £
Voluntary income (giving)					
Planned giving:					
Gift Aid donations	7,063			7,063	9,292
PGS Scheme	12,166			12,166	11,698
Income tax recoverable	5,832			5,832	4,684
Collections at all services	11,158			11,158	8,055
Other donations	1,171			1,171	1,134
Fabric box	1,799			1,799	1,502
Goodbox	2,822			2,822	2,395
Junior Church income		1,362		1,362	1,962
	42,012	1,362	-	43,374	40,722
Voluntary income (grants)					
John Martin's Charity	29,898			29,898	39,340
Worcester Diocese (Heat & Light)				-	-
	29,898	-	-	29,898	39,340
Voluntary income (legacies)					
Legacies	500		3,500	4,000	-
Activities for generating funds					
Parish magazine sales		1		1	115
Parish magazine advertising		-		-	228
Sale of parish guides and books	125			125	126
Fund Raising/ Social Events	2,397			2,397	1,938
Hire of Church and Church House	6,942			6,942	6,975
Other income	2,522		140	2,662	4,737
	11,986	1	140	12,127	14,118
Investment income					
Income from investments	776			776	810
Interest on deposits	30			30	20
Commercial investment property			12,000	12,000	12,000
Residential investment property		12,500		12,500	11,475
	806	12,500	12,000	25,306	24,305
Income from church activities					
Fees	1,320			1,320	3,406
Total incoming resources	86,522	13,863	15,640	116,025	121,891

Evesham Parochial Church Council

for the year ended 31st December 2025

Note 3 RESOURCES EXPENDED

	Unrestricted	Designated		YTD	YTD
	General	Mission &	Fabric	2025	2024
	Fund	Liturgy	Fund		
	£	£	£	£	£
Fundraising costs					
Cost of magazine		-		-	779
Cost of social events		401		401	286
	-	401	-	401	1,064
Investment management costs					
Rent collection for residential investment property		1,558		1,558	1,447
Property repairs of investment property		585	-	585	2,464
	-	2,143	-	2,143	3,911
Church activities					
Missionary and charitable giving:					
Overseas				-	-
Home	-			-	-
Ministry:					
Ministry / clergy expenses		581		581	492
Cost of services		980		980	1,111
Fabric costs			-	-	-
Insurance	1,065		5,241	6,306	6,303
Electricity and gas	12,938		5,282	18,220	16,921
Rent of Church House	1,800			1,800	1,800
Water Rates	209		209	419	354
Caretaking, cleaning wages and materials	1,568		12,510	14,077	14,376
Building maintenance			5,971	5,971	31,178
Surveyors fees			-	-	-
Depreciation	1,875		-	1,875	1,875
Music costs:					
Organists salary, organ and music costs		3,854	952	4,806	7,459
Sound system repairs and maintenance			-	-	-
Support costs:					
Office and secretarial expenses	25,033			25,033	23,381
Treasurer Fees	3,150			3,150	3,600
Cost of computer, printing, stationery, etc.	2,261			2,261	2,244
Photocopying costs	1,961			1,961	1,898
Other costs:					
Safeguarding/DBS	-			-	72
Junior Church		1,364		1,364	1,191
Sundry expenses	667	-		667	2,120
	52,528	6,780	30,164	89,472	116,374
Ministry Share					
Ministry Share	26,638			26,638	-
Governance costs					
Independent examiner's fees	1,640			1,640	1,688
Total resources expended	80,806	9,324	30,164	120,294	123,038

The Parochial Church Council of The Ecclesiastical Parish Of All Saints, Evesham

Notes to the accounts

for the year ended 31 December 2025

4 RESOURCES, TRANSFERS AND ANALYSIS OF ASSETS

	Unrestricted Funds	Designated Funds		2025 £	2024 £
	General £	Mission & Liturgy £	Fabric £		
Total unrestricted incoming resources (Note 2)	86,522	13,863	15,640	116,025	121,892
Total unrestricted resources expended (Note 3)	(80,806)	(9,324)	(30,164)	(120,294)	(123,038)
Net incoming/(outgoing) resources before transfers	5,716	4,539	(14,524)	(4,269)	(1,147)
Transfers between funds	(9,985)	(4,539)	14,524	-	-
Net incoming/(outgoing) resources after transfers	(4,269)	-	-	(4,269)	(1,147)
Transfer to Restricted Funds					
Other recognised gains/(losses)	(361)		-	361	-
Gain/(loss) on revaluation of investment property	-	(67,000)	-	(67,000)	13,000
Gain/(loss) on revaluation of investments	-	-	(1,117)	(1,117)	625
Realised gain/(loss) on sale of investments	-	-	-	-	(6)
Net movement in funds	(4,630)	(67,000)	(1,117)	(72,747)	12,472
Balance at 1 January 2025	9,320	250,000	231,925	491,245	478,773
Balance at 31 December 2025	4,690	183,000	230,808	418,498	491,245

Analysis of Assets

Tangible fixed assets (at Net Book Value)

Land of Church House extension	15,000	-	-	15,000	15,000
Church House extension structure	32,568	-	-	32,568	32,847
Church House extension roof	1,887	-	-	1,887	1,927
Church House extension fittings	-	-	-	-	-
Church House extension electrical heating	-	-	-	-	-
Church House extension bathroom	281	-	-	281	320
Church House extension kitchen	24,660	-	-	24,660	26,178
	74,396	-	-	74,396	76,272

Investment properties

Commercial investment property	-	-	162,500	162,500	162,500
Residential investment property	-	183,000	-	183,000	250,000
Investments	-	-	26,823	26,823	27,940

Debtors and prepayments

Prepayments	1,343			1,343	1,462
Income tax recoverable	3,346			3,346	7,518
Debtors	542			542	101
Cash at bank and in hand	-			-	-
Interfund Loan	(58,308)		41,486	(16,822)	(23,948)
Creditors	(6,611)			(6,611)	(6,453)
Accruals for utilities	(4,017)			(4,017)	(4,146)
Creditor for Parish Share	(6,000)			(6,000)	-
	4,690	183,000	230,808	418,498	491,245

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Notes to the accounts for the year ended 31 December 2025

5 DESIGNATED FUNDS

Mission & Liturgy Fund

The designated Mission & Liturgy Fund is used to support the work of the PCC in promoting the whole mission of the Church (pastoral, evangelistic, social and ecumenical) in the ecclesiastical parish of All Saints, Evesham, with St. Lawrence.

The residential investment property, the old curate's house, has been allocated to this fund. Rental income from this property is used to maintain this asset and also to support mission and liturgy work. Any excess of income over expenditure is transferred to the General Fund. Any deficit on the Mission & Liturgy Fund is met by transferring surplus amounts from the General Fund.

An amount of £4,539 was transferred from the designated Mission & Liturgy Fund to the unrestricted General Fund according to PCC policy.

Fabric Fund

The designated Fabric Fund is intended to support the PCC in its maintenance responsibilities for All Saints' Church and the Bell Tower.

As might be expected of buildings of their age, and despite regular maintenance, substantial liabilities arise from time to time regarding the fabric of these buildings. The existing investments, built up over many years through the goodwill and generosity of parishioners, have been assigned to the maintenance and upkeep of the church buildings. These investments help ensure adequate realised income to fund expected repairs, running costs and capital improvements. Unrealised gains are retained in the assets to ensure an adequate future asset base. Any surplus of realised income over expected expense is transferred to the General Fund, and any deficit is addressed by a transfer from the General Fund.

An amount of £14,524 was transferred from the unrestricted General Fund to the designated Fabric Fund according to PCC policy.

General Fund

All other accounts (assets, liabilities, income and expense) have been allocated to the General Reserve. This fund is maintained to cover any short-term excesses of expenditure over income, unforeseen rises in expenditure and other financial contingency, and to provide adequate working capital so that the operations of the PCC can be maintained at such times. Parish share is paid out of the General Fund. It is the policy of the PCC to hold a balance on the General Fund equivalent to twelve months expected general expenditure.

Evesham Parochial Church Council

for the year ended 31st December 2025

6 RESTRICTED FUNDS

	Restricted Bell Tower Fund £	Restricted Restoration Fund £	Restricted Collections Fund £	Restricted Carillon Fund £	Restricted Food Bank Fund £	Restricted AW Education Fund £	YTD Restricted Funds 2025 £	YTD Restricted Funds 2024 £
Incoming resources								
Voluntary income - giving	-		880		18,796		19,677	24,481
Grants	4,404			540			4,944	-
Investment income	-	1,655		50			1,704	1,729
Total incoming resources	4,404	1,655	880	590	18,796	-	26,325	26,209
Resources expended								
Church Activities							-	-
Missionary and charitable giving:								
Overseas			367				367	100
Home			64		19,300		19,364	25,742
Fabric costs	4,532	370					4,901	469
Bank Charges	1						1	-
Depreciation		5,233					5,233	5,233
Total resources expended	4,533	5,602	431	-	19,300	-	29,866	31,544
Net incoming resources being net movements in funds	(129)	(3,947)	449	590	(504)	-	(3,541)	(5,335)
Other recognised gains/(losses)								
Unrealised Gain/(Loss) loss on revaluation of investments		(2,379)					(2,379)	1,333
Realised Gain/(Loss) on disposal of investments		-					-	(13)
Transfer from Unrestricted Funds	361						361	
Net movement in funds	232	(6,326)	449	590	(504)	-	(5,559)	(4,015)
Balances at 1st January	(232)	102,536	129	134	16,844	830	120,241	124,257
Balances at 31st December	-	96,210	578	724	16,340	830	114,684	120,242
Analysis of Assets								
Tangible Assets		20,133					20,133	25,366
Deposits	-	-	-	-		-	-	-
Cash at hand and in bank	-	18,901	578	724	16,340	830	37,373	35,319
Investments	-	57,176	-	-		-	57,176	59,556
Balances at 31st December	-	96,210	578	724	16,340	830	114,684	120,242

Sources of Restricted Funds

The 'Bell Tower' fund contains the balance of grants and donations given to help pay for the conservation and maintenance of the Bell Tower. Interest on these monies are retained in this fund.

The fund had an income of £4,404 in the year and expenditure of £4,533. £361 was transferred from the Unrestricted General Fund to cover the deficit. The balance on the fund at the year-end was £nil.

The 'Restoration' Fund arises from a generous legacy given by Miss Sylvia Martin for church restoration in memory of her mother Mrs Cecilia Martin whose remains are interred here. The executrix of the estate wrote to the PCC in 2014 providing examples of appropriate possible expenses; including repairing the roof, rewiring the lighting system, or repairing the sound loop. The executrix commented: "I am quite sure that now – from a better place – Sylvia would approve whatever practical or even beautifying use was made of her money, provided that the work carried out could be ascribed by, say, a small plaque on the wall – as being in grateful memory of Cecilia Martin, who worshipped in this church, and her birth and death dates." The PCC considers the "Restoration" fund to apply to both All Saints' Church and the Bell Tower.

The fund had an income of £1,655 from investments and costs of £370 plus a depreciation charge of £5,233. The balance on the fund at the year-end was £96,210 after revaluation of the investments.

Notes to the accounts
for the year ended 31 December 2025

6 RESTRICTED FUNDS (continued)

Sources of Restricted Funds

The 'Collections' Fund comprises collections for other charities. Income was £880 and expenditure of £431. The balance on the fund at the year-end was £578.

The Carillon Fund holds funds for repairs and maintenance for the Carillon. The fund had an income of £590 and no expenditure. The balance on the fund at the end of the year was £724.

The "Foodbank" Fund consists of donations received for the purchase of food and other household goods for distribution to those in need. This fund was classified as designated in prior years and the trustees have reclassified it as restricted in 2020.

The fund had an income of £18,796 (2024: £23,413) and an expenditure of £19,300 (2024: £24,378). The sum of £16,340 (2024: £16,844) is held in this fund to provide support for the foodbank.

The 'AW Education' Fund is a fund to honour the commitment of Mr Whitehouse to Christian evangelism and ongoing spiritual development. Its purpose will be to provide funding assistance for materials to be used in catechesis and other programmes of education in the Christian faith. There were no transactions during the year and the balance of the fund remains at £830.

7 COLLECTIONS

The following collections, made during the year are all restricted:

Collections per Restricted Collections Fund

	Overseas Giving included in SOFA	Home giving included in SOFA	Total 2025	Total 2024
Mission Morogoro	367	-	367	-
Caring Hands	-	30	30	-
Childrens Society	-	34	34	-
Angel Tree (Long Lartin)	-	-	-	165
Royal British Legion	-	-	-	446
Christian Aid	-	-	-	100
CRISIS	-	-	-	47
Mayor's Charities	-	-	-	241
RSPCA	-	-	-	68
Total	367	64	431	1,067

8 STAFF COSTS AND EMOLUMENTS

	2025	2024
Gross wages and salaries	37,044	38,488
Pension Contributions	321	302
Total	37,365	38,790

Number of employees was 4 (2024: 4) equivalent to 2.0 (2024: 2.0) full time employees.

The PCC is currently exempt from the requirements of the Welfare Reform and Pensions Act 1999 to provide access to a stakeholder pension scheme as it employs fewer than five full time employees.

One employee is eligible to be enrolled in a stakeholder pension and this was actioned in April 2016.

No employee received remuneration in excess of £60,000.

The Parochial Church Council of The Ecclesiastical Parish Of All Saints, Evesham

Notes to the accounts

for the year ended 31 December 2025

9 RELATED PARTY TRANSACTIONS

At the PCC Meeting held on the 19th October 2015, it was agreed that due to not being able to find a volunteer to act as PCC Treasurer that the post would be advertised and be a paid position. Mr J Liggitt of JL Accounting Services Ltd was appointed on the 1st November 2015 for a twelve month period at a fee of £4,480. Mr Liggitt was co-opted as a member of the PCC. Mr Liggitt's contract was extended in November 2016. From the 1st March 2019, the fees payable under this contract were reduced to £3,600 per annum and again in March 2025 to £3,000 per annum. There is an outstanding balance with this related party at the date of the Balance Sheet of £nil (2024 - £300). There are no provisions for doubtful debts, nor related write-offs, in connection with this related party.

Mrs S Greedy was appointed as Assistant Administrator in 2022 and was paid a salary of £5,696 in 2025 (2024: £5,677).

With the exception of the above, no member of the PCC nor any connected person received any remuneration from the PCC.

Three (2024: 9) members of the PCC, acting as agents for the PCC, made purchases on its behalf and were reimbursed a total of £755 (2024: £1,288) for those purchases. Some members of the PCC have also made donations to the PCC but the donors have not attached conditions.

The Trustees made donations to the Charity totalling £6,498 (2024; £3,480)

10 COST OF INDEPENDENT EXAMINATION AND OTHER FINANCIAL SERVICES

The amount payable to the independent examiner in respect of external scrutiny, for the year ended 31 December 2025 was £1,640 (2024: £1,600). The independent examiner was not paid for any other financial services.

11 FINANCIAL INSTRUMENTS

	2025	2024
Carrying amount of financial assets		
Debt instruments measured at amortised cost	25,781	20,456
Equity Instruments measured at cost less impairments	<u>84,000</u>	<u>87,496</u>
	<u>109,781</u>	<u>107,952</u>
 Carrying amount of financial liabilities		
Measured at amortised cost	<u>16,628</u>	<u>10,600</u>

The Parochial Church Council of The Ecclesiastical Parish Of All Saints, Evesham

Notes to the accounts

for the year ended 31 December 2025

12 TANGIBLE FIXED ASSETS

All restricted

	Church House extension land	Church House extension structure	Church House extension roof	Church House extension electrics	Church House extension fittings	Church House extension electric heating	Church House extension bathroom	Church House extension kitchen	Church House extension heating	Church heating	Church lighting	Church chairs	Total
Cost													
At 1 January 2025	15,000	41,814	3,136	2,091	1,045	522	1,568	37,938	10,259	53,256	37,937	52,329	256,895
Additions	-	-	-	-	-	-	-	-	-	-	-	-	-
Revaluations	-	-	-	-	-	-	-	-	-	-	-	-	-
At 31 December 2025	15,000	41,814	3,136	2,091	1,045	522	1,568	37,938	10,259	53,256	37,937	52,329	256,895
Accumulated depreciation													
At 1 January 2025	-	8,967	1,209	2,091	1,045	522	1,248	11,760	10,259	53,256	37,937	26,963	155,258
Charge for year	-	279	39	-	-	-	39	1,517	-	-	-	5,233	7,108
Disposals	-	-	-	-	-	-	-	-	-	-	-	-	-
At 31 December 2025	-	9,246	1,249	2,091	1,045	522	1,287	13,278	10,259	53,256	37,937	32,195	162,365
Net Book Value													
At 31 December 2025	15,000	32,568	1,887	-	-	-	281	24,660	-	-	-	20,134	94,530
At 31 December 2024	15,000	32,847	1,927	-	-	-	320	26,178	-	-	-	25,366	101,637

Church House is not owned by the PCC but by the "Trustees of Church House and Walker Hall". In November 1908 a legal document between the Queen Anne Bounty, Dr Walker (Vicar of All Saints), the Bishop of Worcester, the Ecclesiastical Commissioners and nine named Trustees, transferred the "Old Vicarage" (now called Church House) from the Benefice to the Trust. In December 1908 the Walker Hall was added to the Trust. The objects of the Trust are to manage the building which is to be used by the Vicar (or officiating minister) and the Trustees for divine service, Sunday School, class, meeting or lecture room for religious instruction or secular instruction under the control of the Vicar, clerical meetings or committees of any society connected with the C of E, and other meetings or other objects or purposes having in view the spiritual, intellectual, moral or social wants of members of the C of E which the Officiating Minister and the Trustees jointly think desirable. The extension to Church House is the property of the PCC and is under the sole care and responsibility of the PCC.

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Notes to the accounts for the year ended 31 December 2025

13 INVESTMENT PROPERTIES

All unrestricted

	Residential Investment Property £	Commercial Investment Property £	Total 2025 £	Total 2024 £
Carrying value at 1 January	250,000	162,500	412,500	399,500
Gain/(Loss) on revaluation of investment properties	(67,000)	-	(67,000)	13,000
Market value at 31 December	183,000	162,500	345,500	412,500

Valuation of residential investment property

Per Charities SORP, and in line with FRS 102 the residential property was professionally revalued to market in 2019 and reviewed this year. As stated in last years accounts, the property was put on the market in 2025 at a price of a result of this review the property was revalued to £250,000 reflecting the market value in 2024. It is the intention to sell this property in 2025 and the property is sold, "subject to contract as at the year end for a price of £183,000. The value in the balance sheet has therefore been reduced to £183,000.

This investment property is held primarily to provide an investment return and is not programme related.

Valuation of commercial investment property

The Commercial property has not been revalued as there is not the level of publicly available data that there is for residential property. As the lease is due for renewal at the end of 2024, a revaluation has yet to be done and this will be done during 2026 along with the renewal. The Trustees believe that the current valuation is reasonable. The current value is based on a revaluation undertaken in 2019.

This investment property is held primarily to provide an investment return and is not programme related.

Historic Cost

All unrestricted

	Residential Investment Property £	Commercial Investment Property £	Total 2025 £	Total 2024 £
Historic cost	79,882	22,016	101,898	101,898

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham
Notes to the accounts
for the year ended 31 December 2025

14 UK INVESTMENTS
Unrestricted

Income Shares	Total 2025 £	Total 2024 £
Carrying value at 1 January	27,940	30,514
Disposal of investments	-	(3,193)
Realised gain/(loss) on disposal of investments	-	(6)
Transferred to restricted	-	-
Unrealised gain/(loss) on revaluation	(1,117)	625
Market Value at 31 December	26,823	27,940

Restricted

Income Shares	Total 2024 £	Total 2023 £
Carrying value at 1 January	59,556	65,043
Disposal of investments	-	(6,807)
Realised gain/(loss) on disposal of investments	-	(13)
Transfer from unrestricted	-	-
Unrealised gain/(loss) on revaluation	(2,381)	1,333
Market Value at 31 December	57,175	59,556
Total Investments	83,998	87,496

The Charity Commission publication 'Charities and Reserves' (cc19) notes that in some circumstances there may be doubt as to whether a donation or legacy is a gift of income or endowment funds. This guidance goes on to note (p.15) that if any evidence exists, or can be inferred, from the circumstances of the donation or legacy, that a donor or testator had a specific intention one way or the other, the trustees must treat the gift or legacy accordingly. With this guidance in mind, a review was conducted in December 2013 of available documentation relating to the UK investment held by Evesham PCC.

The UK investments of income units relates to The Church Estate (St Lawrence)

The Church Estate (St Lawrence) fund was intended for "church expenses and upkeep" in connection with the Church of St Lawrence (per July 1927 form of application to the Charity Commission to authorize a sale). When this parish church was transferred to the Redundant Churches Fund (now called the Churches Conservation Trust) these funds were transferred to All Saints. This investment is still held.

In the light of the above it is clear that the UK investment of income units held by Evesham PCC are not restricted, the capital is available for use, and these funds are for general church purposes. Little documentation has been identified in relation to the history of the UK investment of income shares, but this is believed to relate to general church purposes for the parish.

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Notes to the accounts

for the year ended 31 December 2025

15	DEBTORS	Total	Total
	Unrestricted	2025	2024
		£	£
	Funeral Control Account	412	-
	Sundry	130	101
		<u>542</u>	<u>101</u>
16	PREPAYMENTS	Total	Total
	Unrestricted	2025	2024
		£	£
	Prepayments		
	Prepaid water rates (church)	54	48
	Prepaid water rates (Church House)	54	48
	Prepaid music copyright	341	294
	Prepaid photocopier rental	100	100
	Prepaid alarm system	258	264
	Prepaid guard response	-	180
	Prepaid Church House Insurance	537	529
		<u>1,344</u>	<u>1,462</u>
17	CREDITORS	Total	Total
	Unrestricted	2025	2024
		£	£
	Creditor for independent examiner	1,650	1,600
	Creditor for treasurer	-	300
	Weddings & Funerals Control account	630	630
	Diocese Renounced Fees	32	271
	Commercial investment rental creditor	2,750	2,750
	Creditor for locking-up church	61	81
	Creditor for Church House cleaning	-	306
	Other creditors	1,488	515
		<u>6,611</u>	<u>6,453</u>
18	ACCRUALS	Total	Total
	Unrestricted	2025	2024
		£	£
	Accrual gas church	1,000	1,169
	Accrual gas church house	400	439
	Accrual electricity church	472	375
	Accrual electricity Church House	222	217
	Accrual electricity Bell Tower	71	46
	Accrual Church House rent	1,800	1,800
	Accrual telephone & Broadband	-	100
	Accrual for Photocopier Usage	50	-
		<u>4,015</u>	<u>4,146</u>

The Parochial Church Council of the Ecclesiastical Parish of All Saints, Evesham

Notes to the accounts for the year ended 31 December 2025

19 FUNDS NOT INCLUDED IN THE ACCOUNTS

Bright Sparks, the Bellringers and the Choir accounts have not been included in these financial statements as they are under the control of their own respective organisations.

Vicars and Churchwarden funds, and the Vicar's discretionary funds, are not included in these accounts as they are held on trust, being available independently of the church for distribution to the poor.

These funds are held in separate designated bank accounts from the bank accounts relating to the charities' funds.

20 CONNECTED CHARITIES

The "Friends of the Evesham Parish Church and the Bell Tower" (registered charity number 507102) is a charity connected to Evesham PCC. The objects of the society are "to co-operate with the Parochial Church Council in the preservation, adornment and general maintenance of the Evesham Parish Church and the Bell Tower, their activities and services, their ornaments and furnishings; to promote public interest in the Church and the Bell Tower, their history and their work."

The "Trustees of Church House and Walker Hall" is **not** a connected charity although the vicar is an ex-officio trustee and the trust administers Church House which is used by the PCC and Church Office.

The "Retreat House Trust" is **not** a connected charity. This Trust, which owns a property near Abbot Reginald's gateway, exists to maintain that property and to provide support for All Saints' Church. The trustees of the charity "Trustees of Church House and Walker Hall" are also trustees of the "Retreat House Trust" with the exception of the vicar (who traditionally, as a potential beneficiary of the charity, is not invited to sit as a trustee).

The "John Martin's Charity" (registered charity number 527473) is **not** a connected charity although the vicar is ex-officio a trustee. The PCC is a recipient of grants from this charity which are provided under a scheme sealed on 28th February 1989 which provides that: "a further sum of not less than £50 but not exceeding 5% thereof [i.e. total income] in or towards defraying the expenditure incurred by the Parochial Church Council of the Ecclesiastical Parish of All Saints and St. Lawrence, Evesham, in maintaining and repairing the church buildings and in otherwise furthering the religious and educational work of the Church of England in that ecclesiastical parish."

The "Chapel of St Mary Magdalene" is **not** a connected charity although the vicar is an ex-officio managing trustee. Under a scheme sealed on 18th June 1992, the income of this charity, after first defraying the cost of managing its investments, is applied "towards providing and maintaining facilities for public worship at Evesham Community Hospital and otherwise furthering the religious and other charitable work of the Church of England in or near Evesham."

The "Evesham Abbey Bell Tower Appeal Trust" (registered charity 1152780) is **not** a connected charity although a past PCC treasurer is the chair, secretary and treasurer of that charity. Under the trust deed (dated 5th July 2013) the charitable objects are: "to promote for the benefit of the public the preservation, conservation, protection and improvement of the Bell Tower, Evesham, Worcestershire, including its fabric, furnishings, fittings and function" and "to advance the education of the public in the appreciation, history, function, conservation and preservation of the Bell Tower, Evesham."